

*Substantial 5 bedroom detached dwelling with Annexe potential. Sarnau. Near Penbryn/Tresaith/Llangrannog. West Wales.*



**Meini Glas, Sarnau, Llandysul, Ceredigion. SA44 6QS.**

**£510,000**

**R/4306/RD**

**\*\* Substantial 5 bedroom family home \*\* Potential for annexe (stc) \*\* Set within large plot \*\* Coastal views \*\* Distant views to Preseli mountains \*\* Well maintained and presented \*\* Private rear garden \*\* Large parking forecourt \*\* Ideal for those seeking multigenerational opportunity \*\* Popular coastal village \*\* Nearby village amenities \*\* 5 minutes drive to popular sandy beach and coves \*\* Custom made oak features, fixtures and fittings \*\* Garage \*\* A great opportunity to secure a family home along this popular Cardigan Bay coastline \*\***

The property is situated within the coastal village of Sarnau along the A487 coast road. The village offers popular Army surplus stores but relies on nearby Brynhoffnant for primary school, village shop and post office, public houses and petrol station. The sandy coves of Tresaith, Penbryn and Llangrannog are all within 5 minutes drive of the property. The larger centre of Cardigan is some 20 minutes to the south offering a wider range of local amenities and services including secondary school and 6th form college, cinema and theatre, traditional high street offerings, retail parks, supermarkets, employment opportunities, industrial estates and access to the Pembrokeshire Coast National Park.



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## GENERAL

An exceptional 5 bed family home built to a high standard with custom oak features throughout including staircase, kitchen and oak doors all custom made for this property.

The property offers a spacious living accommodation and an excellent standard of bedroom space. Within the rear wing of the property there is potential to provide a ground floor annexe with additional bathroom space already provided and potential to convert the garage into living and bedroom space (stc). The utility room would provide a useful kitchen space for this annexe.

The house is set within a large commodious plot with ample off-road parking via a tarmacadam driveway and forecourt with large rear garden area being completely private with useful block and rendered outbuilding providing excellent additional storage space with feature BBQ and external bar areas also provided.

A high quality property well worthy of viewing.

## ACCOMMODATION

### Entrance Hallway

13' 2" x 13' 5" (4.01m x 4.09m) accessed via glass panel door with side glass panel into an inviting hallway with feature custom made oak staircase with understairs cupboard, side double storage cupboard, radiator, access to inner hallway, spotlights to ceiling.



### Sitting Room/Snug

13' 10" x 12' 9" (4.22m x 3.89m) with window to front, multiple sockets, TV point, radiator. Open plan into:







### Kitchen/Dining Room

16' 9" x 22' 6" (5.11m x 6.86m) with custom made oak kitchen base and wall units with Granite worktop, 1½ sink and drainer with mixer tap, double oven and grill, Bosch gas hobs with extractor over, fitted dishwasher, fitted fridge/freezer, kitchen island with integral microwave and granite worktop, deep saucepan drawers, side seating area, rear window to garden, tiled flooring, spotlights to ceiling. Dining area with space for 6+ persons table with sliding patio doors to garden area, radiator, multiple sockets, spotlights to ceiling.







### Inner Hallway

With access to:

### Lounge

19' 8" x 13' 1" (5.99m x 3.99m) large family living room with feature slate fire surround on hearth with open fire, radiator, multiple sockets, TV point, window to front.



### Study/Office

13' 4" x 11' 4" (4.06m x 3.45m) tiled flooring, window to side, multiple sockets, radiator.

### Utility Room

- at this point the potential annexe comes into consideration - with external door to side, a range of oak effect base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap, spotlights to ceiling, radiator.



### Ground Floor Bathroom

7' 2" x 8' 7" (2.18m x 2.62m) a modern white suite including corner bath with shower over, single wash hand basin on vanity unit, WC, heated towel rail, fully tiled walls and flooring, spotlights to ceiling.



### Integral Garage

13' 3" x 21' 4" (4.04m x 6.50m) with electric up and over door, side window, multiple sockets.

## FIRST FLOOR

### Galleried Landing

Accessed via the custom made oak staircase with oak balustrade with 2 x double airing cupboards/storage cupboards, 2 x access to fully boarded loft, side window with views towards the Preseli mountains, 2 x radiator, multiple sockets.



### Master Bedroom

13' 5" x 16' 9" (4.09m x 5.11m) a luxurious double bedroom suite with feature oak fitted cupboards over and to the side of the main bed space, front window with distant sea views, multiple sockets, radiator.





## En-Suite

6' 3" x 5' 5" (1.91m x 1.65m) enclosed tiled shower, WC, single wash hand basin on vanity unit, radiator, tiled flooring, spotlights to ceiling, window to front.



## Rear Bedroom 2

10' 5" x 17' 5" (3.17m x 5.31m) double bedroom with window to rear garden enjoying views towards the Preseli mountains, multiple sockets, radiator.





### Front Bedroom 3

13' 4" x 16' 6" (4.06m x 5.03m) double bedroom, window to front with distant sea views, multiple sockets, radiator.



### En-Suite

6' 3" x 5' 5" (1.91m x 1.65m) enclosed tiled shower, WC, single wash hand basin on vanity unit, radiator, tiled flooring, spotlights to ceiling, window to front.



### Bedroom 4

15' 3" x 13' 9" (4.65m x 4.19m) double bedroom, window to side, multiple sockets, radiator.



### Family Bathroom

13' 3" x 10' 7" (4.04m x 3.23m) with enclosed corner shower, panel bath, combined single wash hand basin and WC vanity unit and fitted cupboards, access to airing cupboard, tiled flooring and walls, side window, spotlights to ceiling.





### Bedroom 5

13' 1" x 20' 2" (3.99m x 6.15m) double bedroom with dual aspect windows to rear and side enjoying distant views towards the Preseli mountains, multiple sockets, radiator.

N.B. Please note that there is a plumbing connection for water and drainage within the corner of this bedroom allowing for an additional en-suite facility if required.

## EXTERNAL

### To Front

The property is approached from the A487 into a walled forecourt area with a tarmac driveway and parking for 3+ cars and footpaths leading to front door and to rear garden area, also with continuing tarmac driveway and patio leading to the garage.







### To Rear

Rear garden area predominantly laid to lawn with fencing and mature planting to borders. Also providing access via the patio doors from the dining room.



### Outbuilding

Rendered block outbuilding with extending decking area to front allowing space for external bar and BBQ space. To the side of this decking area is access to the private drainage treatment plant.

The outbuilding is split into:





### **External WC**

WC, single wash hand basin, tiled flooring.

### **Store Room**

7' 4" x 16' 0" (2.24m x 4.88m) with concrete base, Velux rooflight over, door to side, electric sockets and water connection.

## **MONEY LAUNDERING REGULATIONS**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### **Services**

We are advised the property benefits from mains water and electricity. Private drainage. Oil central heating. Double banded oil tank.

The property benefits from superfast broadband connection, ideal for those working from home.

Council Tax Band - F.

Tenure - Freehold.



## MATERIAL INFORMATION

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**Council Tax:** Band F

**Council Tax:** Rate 1955

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

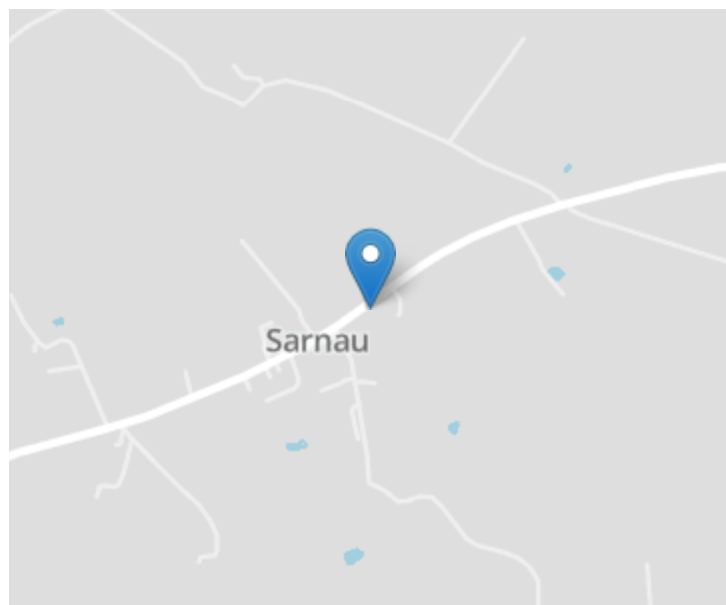
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

The property is located centrally within Sarnau as identified by the Agents for sale board.

For further information or  
to arrange a viewing on this  
property please contact :

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