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Delightful character stone built Welsh country cottage, set in lovely spacious grounds. Cardigan Bay coastal region. West Wales.



Maesteg, Brynhoffnant, Ceredigion. SA44 5PT.

Ref: R/2813/DD

£295,000

****Substantial detached cottage**Set within its' owned walled-in spacious grounds**2 Beds (originally 3 beds)**Conservatory**Garage**Pleasant mature gardens and grounds**Borders open fields on two sides**4 miles Cardigan Bay coast at Llanrannog****

The spacious accommodation benefits from UPVC double glazing and oil fired central heating system. Provides to the Ground Floor, a 25' Lounge/Dining Room, a Rear Kitchen, Utility Room, full width front Conservatory overlooking garden. To the First Floor, 2 Double Bedrooms, Shower Room and wc. Loft Room. All Nicely presented.

Located adjacent to the main A487 coast road, a mile or so south-east of the rural village community of Brynhoffnant, which offers a Service Station and Londis Convenience Store. There is a nearby Public House and is on a bus route, near to a new area Primary School. 4 miles inland from Cardigan Bay at the popular seaside resort of Llanrannog, close to many of the popular secluded seaside coves and beaches along this favourite coastline. Within easy reach of the larger marketing and amenity centres of the area.

Front Conservatory

25' 0" x 8' 0" (7.62m x 2.44m) approx, with a tiled floor. Fully glazed and with a polycarbonate roof, overlooks garden. Front entrance door leads to a



Through Lounge/Dining Room

25' 5" x 17' 3" (7.75m x 5.26m), to one end is an oil-fired Stanley cooking range with back boiler for domestic and central heating hot water, with a tiled surround and alcove at side. To the other side of the room, is a fireplace housing a wood burning stove and a tiled hearth with surrounding wall in attractive exposed natural stonework with shelved alcove, two double panel radiators, other alcove with built in digital safe. Front, side and rear aspect windows, glazed door through to



Rear Kitchen

11' 0" x 9' 5" (3.35m x 2.87m), with central heating radiator, fitted range of oak fronted base and wall cupboard units with Formica working surfaces, stainless steel single drainer 1 1/2 bowl sink unit with mixer taps, integrated Caple LPG gas cooking hobs with cooker hood, eye level Indesit electric oven, integrated fridge, dishwasher, central heating radiator.



Utility Room/Rear Porch

10' 0" x 6' 4" (3.05m x 1.93m), with a tiled floor, appliance space with plumbing for automatic washing machine,

windows overlooking garden, side UPVC exterior door.



FIRST FLOOR

Approached via staircase from the Lounge/Dining Room to a

Galleried landing

with window to gable end, ceiling spotlighting, hatch to loft, built in airing cupboard, access to under-eaves loft.



Front Double Bedroom 1

11' 2" x 11' 0" (3.40m x 3.35m), with two front aspect windows, a wide range of fitted wardrobes and cupboards, fitted bed lights.



Front Double Bedroom 2



11' 0" x 9' 6" (3.35m x 2.90m), with front aspect windows, central heating radiator.

Shower Room

6' 0" x 5' 9" (1.83m x 1.75m), with half tiled walls, white suite provides a vanity unit with inset wash hand basin, wall mirror over, low level flush toilet, tiled shower cubicle with a Heat store Aqua electric shower, heated towel rail.

Please note that the original layout of the cottage provided



for 3 bedrooms but was redesigned, probably in the 1970's/80's.



EXTERNALLY

The property is approached off a district road, via its' own walled-in gated private driveway, to a parking space leading on to.



Detached Garage/Workshop

18' 0" x 12' 0" (5.49m x 3.66m), with double doors, concreted floor, electricity connected and with workbenches included, also steel cabinets and shelving.

Rear Garden,

Again walled-in, provides a well-stocked shrub and flower garden with mature ornamental trees, paved patio area and sitting out areas with pathway leading to the front of the cottage. Alongside which is a useful garden shed (20' x 8') and a large greenhouse (12' x 8').

The gardens are a particular feature of the property, being very extensive, to the front area various grassed areas, again with an abundance of mature shrubs, flower borders, ornamental trees and bushes, swinging garden bench, feature small wooden bridge over a former water feature/small fishpond, mature monkey tree, etc., bounded by mature hedging and bordering open fields on two sides.





Services

Mains electricity and water. Private drainage to a septic tank. Oil-fired central heating, via a Stanley cooking range. LPG gas for cooking.

Directions

The village of Brynhoffnant lies alongside the main A487 coast road, some 10 miles north-east of the county town of Cardigan, on the Teifi estuary. Drive through the village of Brynhoffnant, passing the Londis convenience store and filling station on the righthand side, follow the course of the road on a long stretch, you will then encounter a righthand bend with Brynhoffnant Inn Public House on the righthand side. Follow the road over the brow of the hill and then you will see the property on the righthand side, identifiable by the Agent's For Sale board. Take the righthand turn immediately after, then the drive to the property will be immediately on your righthand side. OS Grid Ref. 342/521.

