

Attention 1st time buyers. Deceptively spacious 3 bedroom home set within large plot, with planning permission for 4th bedroom and garage. Pennant. Llanon. West Wales.



Brynteg 1 Bro Arth, Pennant, Llanon, Ceredigion. SY23 5JJ.

£195,000

R/4901/RD

**** Attention 1st time buyers ** Deceptively spacious 3 bedroom home ** Set within large plot ** Feature rear garden ** Man cave/potential office ** Planning permission for the erection of garage, extended kitchen and 4th bedroom ** Central village location ** Private Parking ** A GREAT OPPORTUNITY TO GET ONTO THE HOUSING LADDER AND NOT TO BE MISSED ****

The property is situated within the village of Pennant some 10 minutes drive from the Cardigan Bay coastline at Aberaeron. The town of Aberaeron offers a good level of local amenities and services including primary and secondary education, leisure centre, community health centre, traditional high street offerings, local cafes, bars, restaurants and good public transport connectivity. The nearby village of Llanon offers primary school, places of worship, public house, village shop and post office, petrol station and is strategically positioned along the A487 coast road. The university towns of Aberystwyth and Lampeter are both equi-distant 30 minutes drive from the property.



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ABERAERON
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aberaeron@morgananddavies.co.uk



CARMARTHEN
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Carmarthenshire, SA31 3AD
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ACCOMMODATION

The accommodation provides more particularly as follows:

Entrance Hallway

6' 3" x 14' 4" (1.91m x 4.37m) accessed via new composite door, side window, electric socket, radiator.



Lounge

13' 3" x 13' 9" (4.04m x 4.19m) with feature multi-fuel burner on slate hearth with oak mantle over, window to front, multiple sockets, radiator.



Kitchen

10' 9" x 15' 0" (3.28m x 4.57m) oak effect base and wall units, Formica worktop, washing machine connection, plumbing for dishwasher, space for electric oven, tiled splashback, stainless steel sink and drainer with mixer tap, window to rear garden, space for dining table, radiator, access to rear porch and side boiler room, vinyl flooring.



Rear Porch

With external glass panel uPVC door.

FIRST FLOOR

Landing

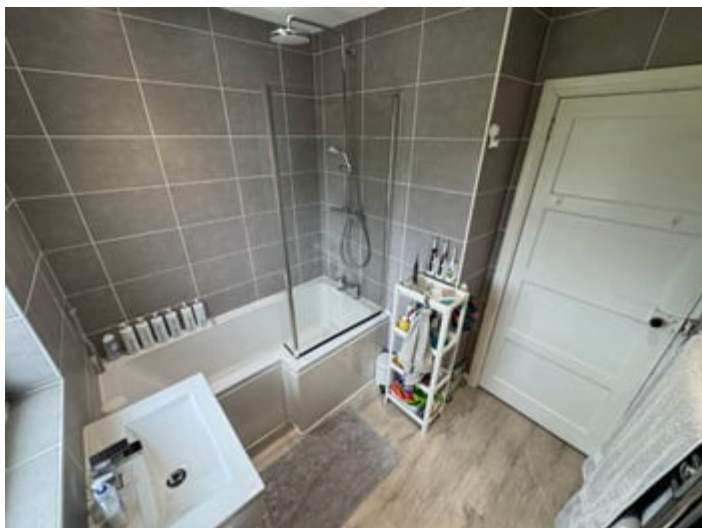
With access to loft, radiator, side window, fitted cupboard.



Bathroom

7' 0" x 8' 0" (2.13m x 2.44m) newly refurbished to provide a modern white suite include 'P' shaped panel bath with shower

over, wood effect flooring, single wash hand basin on vanity unit, WC, rear window, heated towel rail, spotlights to ceiling, fully tiled walls.



Rear Bedroom 1

12' 7" x 10' 1" (3.84m x 3.07m) double bedroom, window with views to rear garden, multiple sockets, radiator, TV point.



Front Bedroom 2

13' 9" x 11' 4" (4.19m x 3.45m) double bedroom, window to front, multiple sockets, radiator, timber flooring.





Front Bedroom 3

Single bedroom, window to front, radiator, multiple sockets, TV point.



EXTERNAL

To Front

The property is approached from the adjoining estate road with a driveway for 2+ vehicles to park, front area laid to lawn. There is also an on-street parking facility to the front of the property.





To Rear

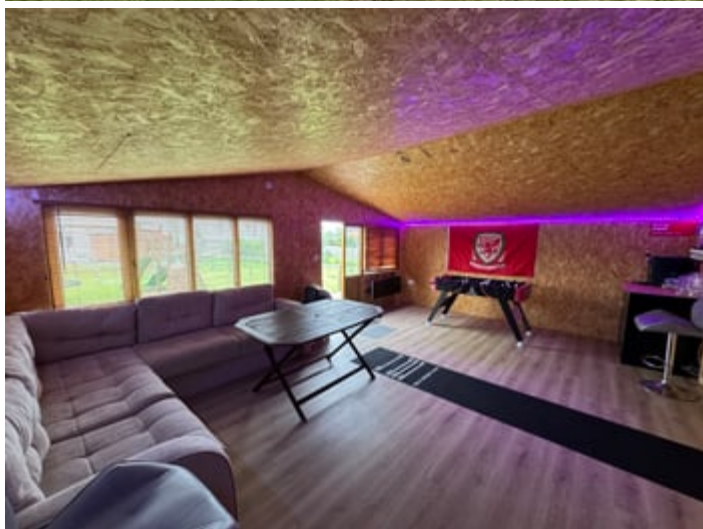
Extending patio area from the kitchen space to raised garden area laid to lawn, side lean-to storage building with space for shelving and storage, extending lawn area which is a notable feature of the property. The raised lawn and garden area extends some distance to the rear overlooking the adjoining fields providing access to:





Man Cave/Potential Homes Office/Play Room

19' 2" x 14' 1" (5.84m x 4.29m) also has potential to be used as home office of timber frame construction with insulated walls and roof with external timber cladding, wood effect flooring, LED lighting, electric connection.



PLANNING PERMISSION

Planning permission was granted on 28th November 2024 for the erection of a 2 storey extension and a single storey rear extension.

The approved drawings show the additional accommodation:

Ground Floor - single garage, extended kitchen and utility room.

First Floor - additional bedroom.

A full set of drawings are available from the Estate Agents on request.



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.

VIEWING

Strictly by prior appointment only. Please contact our

Aberaeron Office on 01545 571600 or
aberaeron@morgananddavies.co.uk

All properties are available to view on our Website –
www.morgananddavies.co.uk. Also on our FACEBOOK
Page - www.facebook.com/morgananddavies. Please 'LIKE'
our FACEBOOK Page for new listings, updates, property
news and 'Chat to Us'.

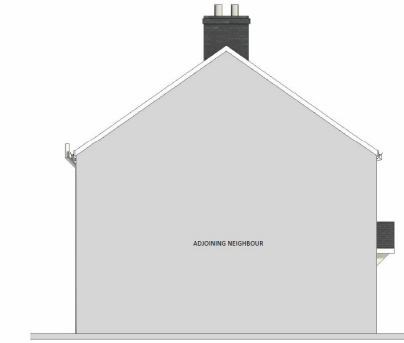
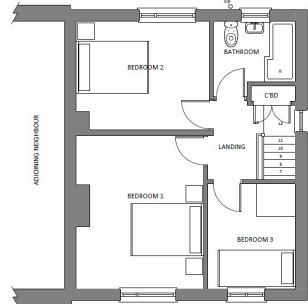
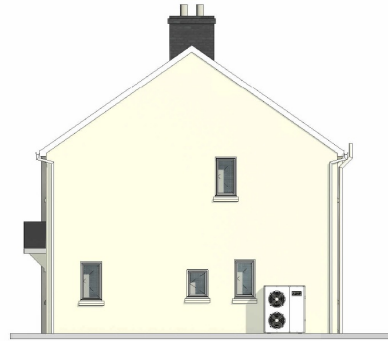
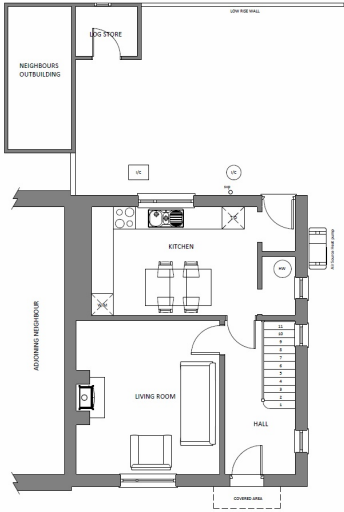
To keep up to date please visit our Website, Facebook and
Instagram Pages


Services

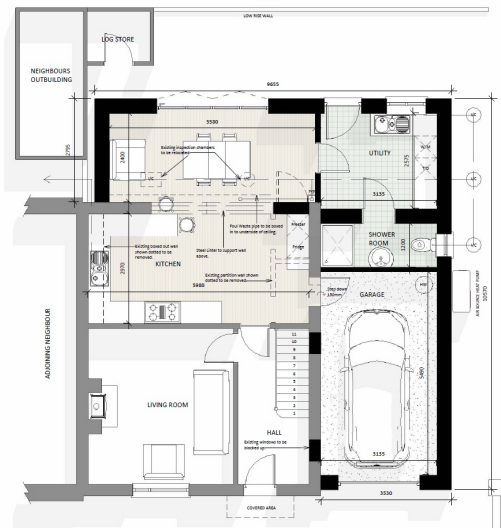
Services - we are advised the property benefits from mains
water, electricity and drainage. Recently installed air source
heating and supporting solar panels.

Tenure - Freehold.

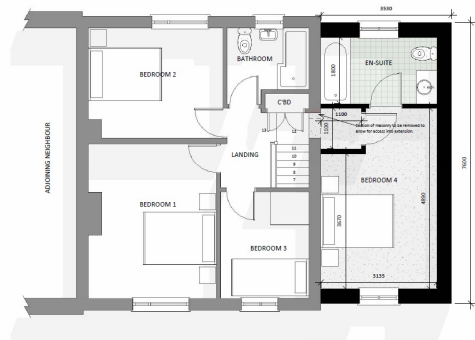
Council tax band C.



PROJECT TITLE			
Proposed side extension, rear extension & alterations.			
ADDRESS			
Brynmor Parsloft Llanelli Abertaweili Ceredigion			
DRAWING TITLE			
Existing ground floor plan, first floor plan, elevations & roof plan.			
REVISION NOTES			
SCALE			
As Indicated			
DRAWN BY	DATE	SHEET NO.	REV. NO.
MF	15/07/24	1	
			
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GROUND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50



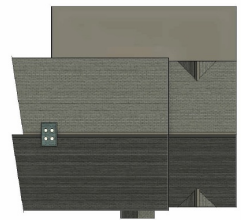
3D VIEW 1





3D VIEW 2



3D VIEW 3



ROOF PLAN
1:100

PROJECT TITLE				
Project title extension, rear extension & alterations				
ADDRESS				
Brynant Penarth Llanelli Abertaweug Cardiff				
DRAWING TITLE				
Proposed Ground Floor plan, first floor plan & 3D views				
REVISION NOTES				
SCALE				
As Indicated				
DRAWN BY	DATE	SHEET NO.	REV NO.	
MF	25/01/24	2		
				
MORGAN & FLYNN ARCHITECTURAL SERVICES				
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MATERIAL INFORMATION

Council Tax: Band C

Council Tax: Rate 1203

Parking Types: Driveway.

Heating Sources: Air Source Heat Pump. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: D (56)

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

Travelling north from Aberaeron on the A487 proceed into the village of Aberaerth taking the final right hand turning on exiting the village signposted Pennant. Turn on this road and proceed for approximately 2 miles until you enter the village of Pennant passing the church and layby on your right hand side. Continuing to the centre of the village passing a recently constructed development of red brick homes on your left, continue for a further 30 yards and the property is located on the left hand side being the last of the semi-detached homes as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		99
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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