

A substantial 4 bedroom, 1 En-Suite detached residence. Popular coastal village location. Llanarth, near New Quay, West Wales.



Bryneithyn, 7 Allt y Bryn, Llanarth, Ceredigion. SA47 0NA.

£399,950

R/4122/ID

** Substantial 4 bedroom (1 en suite) residence ** Located in the popular coastal village of Llanarth ** 10 minute drive to the sandy beaches of New Quay and Cei Bach ** Spacious garden and grounds ** Modern contemporary accommodation ** Integral garage ** Ample private parking ** Oil fired central heating and double glazing throughout ** Popular residential cul-de-sac ** Walking distance to village amenities **

The property comprises of entrance hall, spacious lounge, kitchen/dining room, utility room, downstairs WC. First floor - 4 double bedrooms, 1 en-suite, bathroom.

Located in the village community of Llanarth which lies along the main A487 coast road. The village offers an excellent range of local amenities including shop, post office, primary school, public house/hotel, petrol station, places of worship and is on a bus route. Only some 3 miles inland from the popular coastal resort and seaside fishing village of New Quay and some 4 miles from the Georgian harbour town of Aberaeron.



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GROUND FLOOR

Entrance Hallway



9' 0" x 5' 5" (2.74m x 1.65m) via half glazed uPVC door, stairs raising to first floor, glass balustrade, central heating radiator.

Spacious Lounge

12' 0" x 19' 6" (3.66m x 5.94m) a lovely family sized lounge with log burning stove on a slate hearth, oak mantle above, glazed patio doors to rear garden, large double glazed window to front, 2 x central heating radiators, TV point, multiple sockets, wall lights.





Kitchen/Dining Room



11' 6" x 19' 6" (3.51m x 5.94m) comprising of modern base and wall units with complementary working surfaces above, Bosch electric oven, integrated microwave, 4 ring electric hob, stainless steel extractor hood above, Comet integrated dishwasher, inset 1½ drainer sink with mixer tap, space for fridge/freezer, tiled splash back, double glazed window to rear overlooking rear garden, dining area with space for 6 seater dining table, double glazed window to front and flooring being ½ tiled and ½ timber, spotlights to ceiling.



Utility Room

5' 5" x 6' 0" (1.65m x 1.83m) with plumbing for automatic washing machine, outlet for tumble dryer, Worcester oil fired central heating boiler, tiled flooring, central heating radiator, ½ glazed uPVC door to rear garden.

Downstairs WC

5' 5" x 3' 7" (1.65m x 1.09m) with low level WC, pedestal wash hand basin, tiled flooring, extractor fan.

FIRST FLOOR

Central Landing



19' 6" x 12' 9" (5.94m x 3.89m) (max.) with double glazed window to front, access hatch to loft, spotlights to ceiling, door into airing cupboard.

Rear Double Bedroom 1



12' 0" x 10' 0" (3.66m x 3.05m) with double glazed window to rear, central heating radiator, multiple sockets.

Front Double Bedroom 2



10' 0" x 12' 0" (3.05m x 3.66m) with double glazed window to front, central heating radiator, multiple sockets, views over open fields.

Front Bedroom 3



9' 2" x 9' 2" (2.79m x 2.79m) with double glazed window to front with countryside views, central heating radiator.

Main Bathroom



7' 5" x 6' 6" (2.26m x 1.98m) with a four piece white suite comprising of corner panel bath with mixer tap above, corner shower unit with Triton electric shower, pedestal wash hand basin, dual flush WC, stainless steel heated towel rail, tiled flooring, frosted window to rear, extractor fan.

Master Suite



13' 1" x 9' 8" (3.99m x 2.95m) with double glazed window to front with country views, central heating radiator, TV point, multiple sockets, door into:

En-Suite



5' 2" x 9' 7" (1.57m x 2.92m) a white suite comprising of a double shower unit with main shower above, vanity unit with 2x bowl drainer sinks, frosted window to rear, stainless steel heated towel rail, shaver light and point, ½ tiled walls, extractor fan.



EXTERNALLY

To the Front



To the front is a tarmacadam driveway with ample private parking for 4+ vehicles with garden area with mature shrubs to the front and side.

Integral Garage



18' 7" x 9' 9" (5.66m x 2.97m) with up and over door, electric connected, double glazed window to side, ½ glazed exterior door.

To Rear

A large garden with lower patio area laid to slabs, gravelled area, steps leading to a second tier combined with a large lawned area with many mature shrubs, hedges and flowers.



MONEY LAUNDERING

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 ARRANGEMENTS

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

The property benefits from mains water, electricity and
drainage.

Tenure - Freehold.

Council Tax - Band E.



This plan is illustrative only.
Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (57)

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

From Aberaeron travelling south along the A487 proceed through the villages of Ffos y Ffin and Llwyncllyn and enter the village of Llanarth. Continue through the village down the dip proceeding up hill and take the 1st right hand turn signposted New Quay adjacent to the Llanina Arms. Continue along this road taking the 3rd exit into Allt y Bryn. Continue into Allt y Bryn and follow the road around to the left and the property is the last property on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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