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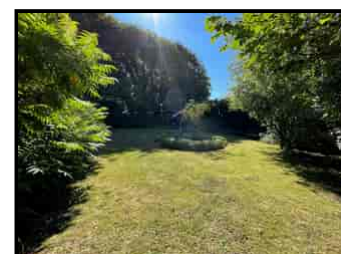


RICS



Since 1989

*Period 4 bed Dwelling with new 1 Bed Annexe. Near Newcastle Emlyn/Llandysul. 15 Mins
Cardigan Bay - West Wales.*



Brynhawen, Penrhiwpal, Llandysul, Ceredigion. SA44 5UA.

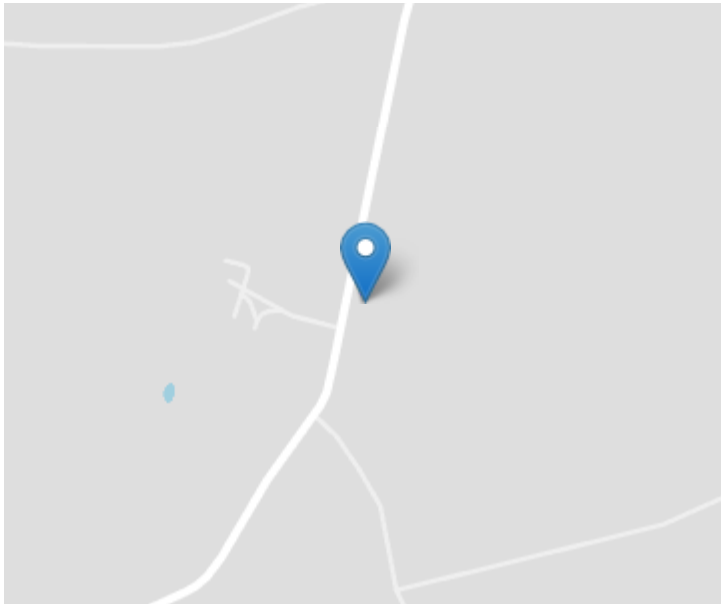
Ref R/3367/RD

£489,000

****A Period 4 Bed Dwelling**New Connecting 1 Bed Annexe**Spacious Grounds**New Kitchen and New Bathroom (in main dwelling)**Spacious Living Accommodation**Attractive Countryside Views**Convenient location to local amenities**Timber Cabin with potential for overflow accommodation**Nearby country walks and bridle ways**Off Road Parking**Deceptively spacious private garden and setting**Ideal for those seeking multi generational opportunities, home working potential, scope of B&B/Holiday Accommodation (stc)****

****A Great opportunity in a sought after location with income potential. ****

The property is situated within Penrhiwpal, a small hamlet conveniently positioned between the village of Ffostrasol and the Market town of Newcastle Emlyn. Ffostrasol offers a public house, good public transport connections with nearby Newcastle Emlyn offering a good level of local facilities and services including primary and secondary school, excellent leisure facilities, traditional High Street offerings, cafes, bars, restaurants, doctors surgery, places of worship. The Cardigan Bay coastline at New Quay and Llangrannog is only some 15 minutes away from the property.



GENERAL

A substantial 4 bed Period dwelling providing excellent level of accommodation including new kitchen and bathroom facilities.

A feature Garden room lies to the front of the property enjoying a south westerly aspect.

Connected to the house is a newly erected 1 bed annexe providing spacious accommodation including open plan living and kitchen areas, conservatory, large double bedroom and bathroom/wet room facility.

We believe this annexe has potential for income generation via Airbnb or has a Holiday Let accommodation (stc) but also can provide opportunities for multi generational living or Home Working.

The property is set within large spacious grounds with mature hedgerows and trees to borders allowing a private setting. To the corner is a timber cabin which could provide overflow accommodation or income potential as holiday accommodation (stc) with a separate septic tank and facilities to connect water and electric.

All in all a wonderful property in a great setting that must be viewed to be appreciated.

GROUND FLOOR

Entrance Hallway

5' 2" x 5' 9" (1.57m x 1.75m) via upvc door, tiled effect vinyl flooring, side window, radiator.

Inner Hallway

With access to kitchen, lounge and ground floor w.c.

Ground Floor W.C.



11' 5" x 3' 6" (3.48m x 1.07m) w.c. single wash hand basin, radiator, side window.

Kitchen

10' 6" x 21' 4" (3.20m x 6.50m) a brand new light Grey kitchen with base and wall units, wood effect laminate worktop, 1½ stainless steel sink and drainer with mixer tap, double Lamona oven grill and microwave with side larder unit, space for free standing fridge freezer, Lamona induction hobs with extractor over, spot lights to ceiling, front window.

Dining Area with space for a 6+ persons table, wood effect flooring, radiator, window into Sun Lounge/Garden Room. Connecting door into -





Lounge

17' 7" x 17' 6" (5.36m x 5.33m) Large family living room with feature multi fuel burner on a slate tiled hearth with timber surround, multiple sockets, TV point, radiator. Original staircase to first floor. Glass door into -





Sun Lounge/Garden Room

14' 3" x 32' 5" (4.34m x 9.88m) extended across the whole of the front of the property of block construction with windows to all sides overlooking garden and being south west facing, radiator, multiple sockets, Spot lights to ceiling. Door to front decking area.



FIRST FLOOR

Landing

Vis original staircase, radiator, rear window with countryside views over adjoining fields.





Bathroom

11' 2" x 8' 5" (3.40m x 2.57m) with a brand new White bathroom suite, large walk in shower with waterfall head, panelled bath, single wash hand basin and w.c. combined vanity unit, heated towel rail, airing cupboard, side window, wood effect vinyl flooring.



Rear Bedroom 1

11' 3" x 9' 0" (3.43m x 2.74m) a double bedroom currently used as a 'Snug' area, radiator, rear window overlooking adjoining fields, multiple sockets.

Front Bedroom 2

11' 4" x 12' 3" (3.45m x 3.73m) a double bedroom, front window with views over the countryside extending towards the Preseli mountains, radiator, multiple sockets.



Front Bedroom 3/Box Room

6' 6" x 8' 3" (1.98m x 2.51m) this bedroom is currently used as a Study with window to front enjoying countryside views, radiator.

Front Bedroom 4

11' 3" x 12' 10" (3.43m x 3.91m) a double bedroom, window to front with countryside views extending towards the Preseli mountains, radiator, multiple sockets.



Attic

29' 2" x 30' 3" (8.89m x 9.22m) fully boarded and insulated attic facility with access into the eaves.



Communal Utility Area

16' 9" x 5' 9" (5.11m x 1.75m) accessed from the entrance hallway and connects the main house to the annexe. A range of Oak effect base and wall units, 1½ stainless steel sink and drainer with mixer tap, washing machine connection point, tiled splash back. Fridge freezer, vinyl flooring, external door to garden and connecting door into annexe.



THE ANNEXE

Entrance Hallway

5' 8" x 6' 1" (1.73m x 1.85m) with external door, heater, half glazed door into -



Lounge

11' 3" x 16' 5" (3.43m x 5.00m) with patio door to front, multiple sockets, TV point, heater.



Sun Lounge

7' 5" x 10' 9" (2.26m x 3.28m) of upvc construction with windows to all sides. Doors to garden, heater, electric socket.



Kitchen

Open plan from the Lounge area with range of off White base and wall units, tiled splashback, space for electric oven with extractor over, stainless steel sink and drainer with mixer tap, dishwasher connection point, under larder space for fridge. Vinyl flooring. Rear window. Access to loft. Heater. Side Airing cupboard.





Front Bedroom 1

9' 7" x 15' 5" (2.92m x 4.70m) a spacious double bedroom, window to front, heater, multiple sockets.



Bathroom

9' 8" x 8' 7" (2.95m x 2.62m) currently set out as a Wet Room facility with a walk in shower, side glass panel, w.c. single wash hand basin, heated towel rail.



EXTERNALLY

The Grounds

The property is approached from an adjoining country road into a gated gravelled forecourt with space for 4+ vehicles to park.

Side footpath leading to side and front garden with an array of mature shrubs, trees and hedgerows to borders providing a wonderful private setting, corner fish pond, water feature facility, large lawned south west facing garden leading to -





Timber Cabin

11' 8" x 27' 5" (3.56m x 8.36m) of timber construction with windows to all sides, provision in place for water and electric connections for kitchen.

Side w.c. and single wash hand basin.

Connected to a septic tank. Ideal opportunity for overflow accommodation or indeed Airbnb facility (stc) with external decking area.



Glasshouse

11' 5" x 14' 0" (3.48m x 4.27m) of timber frame construction, glass panels to all sides and thermoplastic heating to roof.

To the side of the main garden area is a private gravelled garden space for the annexe enjoying a private corner of the garden.



TENURE

We are informed the property is of Freehold Tenure and will

be vacant on completion.

Services

We are advised that the property benefits from Mains Water, Electricity and Drainage. Full Central Heating, Electric Heating for the Annexe.

Council Tax for Annex : Band A

Council Tax for House : Band D

Directions

Travelling North from Newcastle Emlyn town centre on the B4571 up through the village of Adpar, continue for approx 2½ miles through the hamlet of Blaencillech, passing through a crossroads through the next immediate S bend for ½ a mile ignoring the next right hand turn and Brynhawen is located approximately 100 metres from that point on your right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		95
(81-91) B		
(69-80) C		
(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 