

A most appealing 4-5 Bed detached residence with feature sun room to rear and views over open countryside. Village of Brongest Near Newcastle Emlyn - West Wales.



Cae Ceri, Brongest, Newcastle Emlyn, Ceredigion. SA38 9ET.

£385,000

Ref R/4016/ID

****A most attractive Country Residence****Spacious accommodation providing 4-5 bedrooms being a perfect family home**Feature Sun Room to rear overlooking rear garden and panoramic views over open countryside**Extensive garden and grounds**16pv Solar Panels to roof**Double Glazing throughout and oil fired central heating**Modern and stylish kitchen and bathroom**South facing rear garden**Ample private parking**Perfect family home within close proximity of Newcastle Emlyn and Llandysul and a short drive to the Cardigan Bay coastline**

The property comprises of Ent Hall, Cloak Room, L shaped Lounge/Dining Room, Feature Sun Room, Modern Kitchen, Downstairs Bedroom 5/which is currently used as sitting room, Utility Room. First Floor 3 Double Bedrooms and 1 Single Bedroom, Main Bathroom.

Delightfully positioned in the rural community of Brongest within attractive countryside being only 3 miles North from the Market town of Newcastle Emlyn, renowned for its boutique style shops and cafes, some 8 miles East of the County town & Administrative Centre of Cardigan, some 5 miles inland from the Cardigan Bay Heritage coastline and sandy beaches of Aberporth, Penbryn and Tresaith. Also convenient to a number of other towns including Aberaeron, Llandysul and Carmarthen.



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GENERAL

Morgan & Davies are pleased to offer for sale this immaculately presented 4-5 bed detached country residence situated within an extensive plot on the fringes of the rural community of Brongest.

The property is believed to have been built in 1994 of traditional cavity wall construction under a synthetic slate roof and now offers 16PV solar panels which is income generating.

The Accommodation provides -

GROUND FLOOR

Entrance Hall



18' 0" x 7' 1" (5.49m x 2.16m) from covered porch with half glazed hardwood door, exposed pine flooring, dog leg staircase to first floor with understairs storage, central heating radiator. Door into -

Cloak Room



6' 5" x 3' 5" (1.96m x 1.04m) with pedestal wash hand basin, low level flush w.c. tiled flooring, central heating radiator, extractor fan.

L shaped Lounge/Dining Room





21' 5" x 18' 6" (6.53m x 5.64m) (max) a spacious open plan room with multi fuel stove on a slate hearth, exposed pine flooring, 2 Victorian style central heating radiators, exposed ceiling beams, wall lights, TV point, multiple sockets, double glazed windows to front, side and rear, space for 8 seating dining table, service hatch to kitchen, glazed double doors into -

Feature Sun Room



16' 7" x 11' 3" (5.05m x 3.43m) a real feature of this property with a real 'wow' factor and boasting glorious panoramic views over open countryside to the rear, constructed of dwarf walls with hardwood double glazed units, 4 Velux windows to ceiling, vaulted ceiling with apex window bringing in an abundance of natural light, central heating radiator, tiled flooring with underfloor heating, glazed double doors out to rear garden.

Modern Kitchen

11' 0" x 13' 9" (3.35m x 4.19m) A recently installed kitchen with a range of modern light grey base and wall cupboard units with Granite working surfaces and upstand above, inset 1½ drainer sink, Bosch double oven and 4 ring induction hob above, stainless steel extractor hood, integrated dishwasher, double glazed window to rear overlooking the garden and open countryside, tiled flooring, space for fridge freezer. Door into storage cupboard.



Downstairs Bedroom 5/Office

11' 9" x 14' 8" (3.58m x 4.47m) Being a former garage that has been converted. With glazed patio doors to rear, modern tall central heating radiator, herringbone laminate wood flooring, multiple sockets. Door into understairs storage, TV point.





Utility Room



6' 4" x 11' 9" (1.93m x 3.58m) with a double glazed window to front, plumbing for automatic washing machine, fitted cupboard with stainless steel sink above, Firebird oil fired boiler, central heating radiator, herringbone laminate wood flooring.

FIRST FLOOR

Split level Landing

6' 7" x 18' 1" (2.01m x 5.51m) with 2 double glazed windows to front, central heating radiator, door into airing cupboard housing hot water tank and shelving.

Office/Bedroom 1



8' 9" x 11' 2" (2.67m x 3.40m) with velux window to front and rear, central heating radiator, under eaves storage, exposed beams.

Rear Double Bedroom 2



10' 2" x 14' 4" (3.10m x 4.37m) with double glazed window to rear overlooking open countryside, built in storage cupboard, pedestal wash hand basin, access hatch to loft.



Modern Bathroom



7' 6" x 11' 7" (2.29m x 3.53m) a recently installed 4 piece white suite comprising of panelled bath with mixer tap, spacious corner shower unit with main shower above, pedestal wash hand basin, dual flush w.c. tiled flooring, half tiled walls, spot lights to ceiling, extractor fan, double glazed window to rear, stainless steel heated towel rail.

Rear Master Bedroom 3



15' 0" x 11' 7" (4.57m x 3.53m) with central heating, double glazed aspect windows to rear overlooking open countryside, central heating radiator, spot lights to ceiling.

Front Single Bedroom 4/Office



6' 2" x 11' 3" (1.88m x 3.43m) with a double glazed window to front, central heating radiator.

EXTERNALLY

To the Rear

To the rear are extensive gardens and grounds that has been mostly laid to gravel with flower beds and vegetable beds with mature trees. The garden has been left to encourage wildlife. There are spectacular views over open countryside and over woodland to the rear of the property.

6' x 8' Greenhouse.



To the Front

is a graveled driveway with parking and turning space for 4/5 cars. Spacious front garden area mostly laid to lawn with mature hedgerow to front providing privacy. Access to both sides of the property. Useful Cedarwood Garden Shed.



TENURE

The property is of Freehold Tenure.

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.

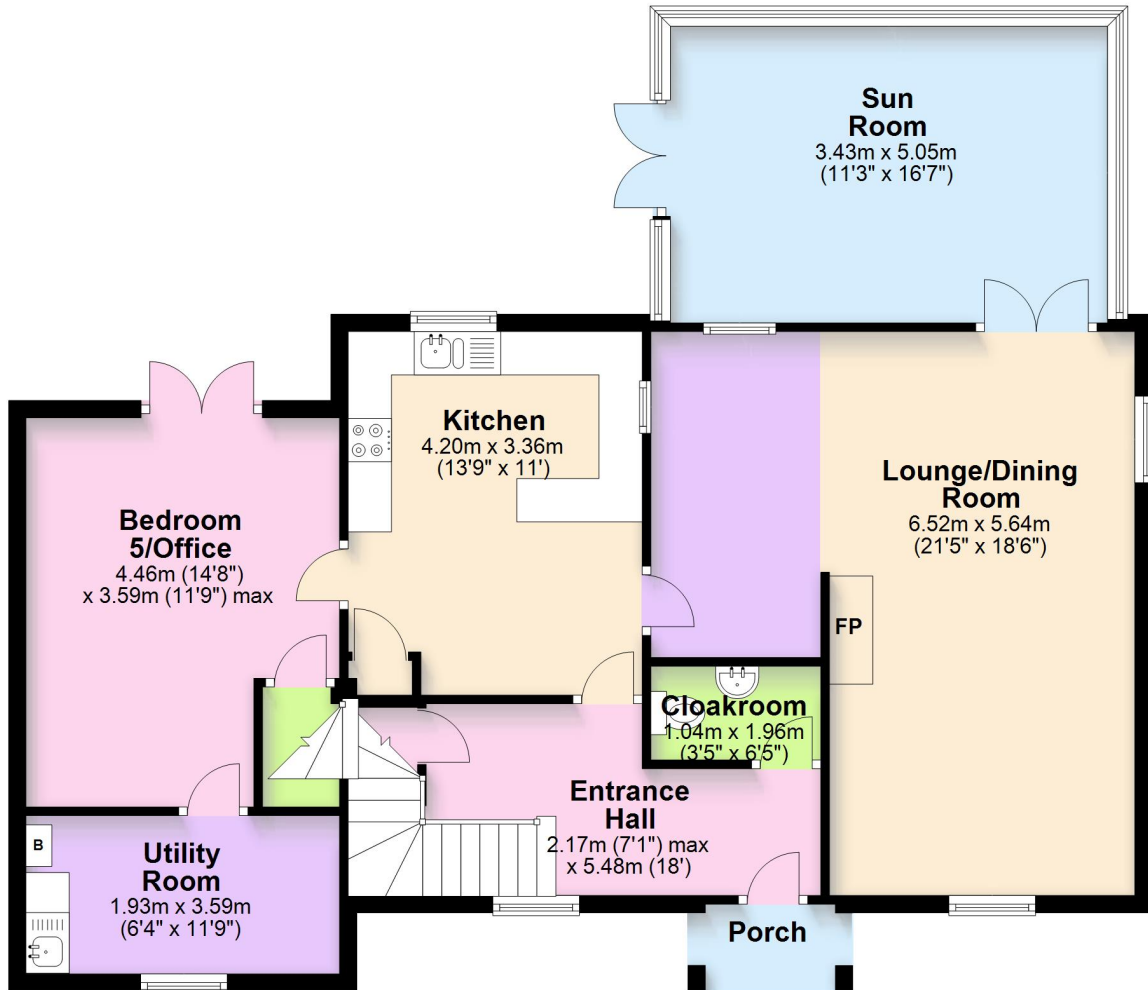
Services

The property benefits from Mains Water and Electricity. Oil fired Central Heating. Private Drainage to waste treatment system. PV Solar Panel system which is owned by the property and is generating an income.

Council Tax Band E.

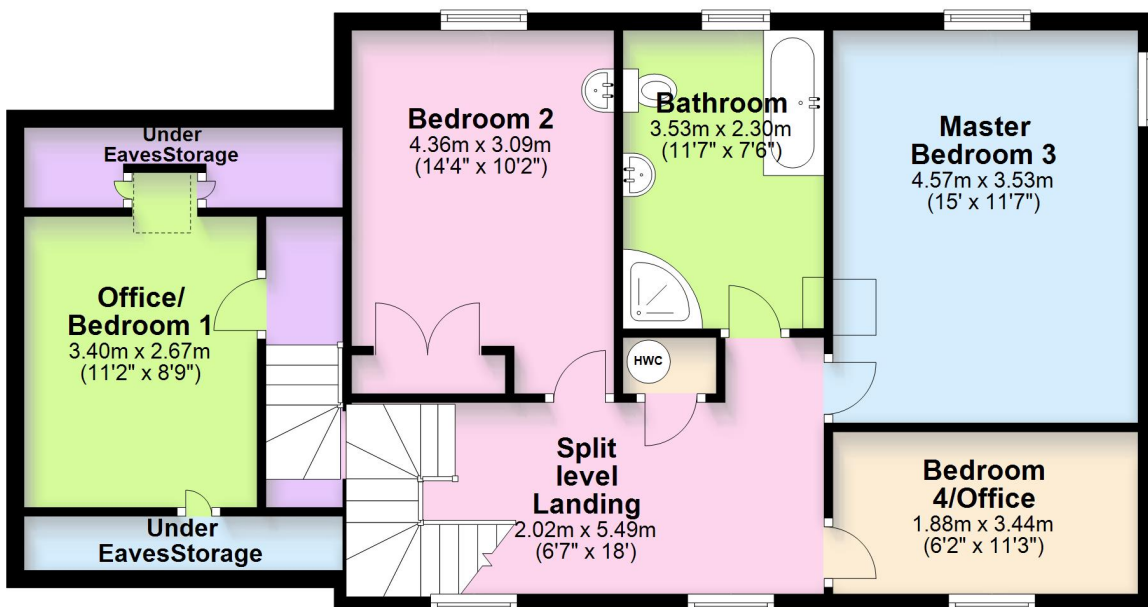
Ground Floor

Approx. 105.8 sq. metres (1139.0 sq. feet)



First Floor

Approx. 78.8 sq. metres (847.8 sq. feet)

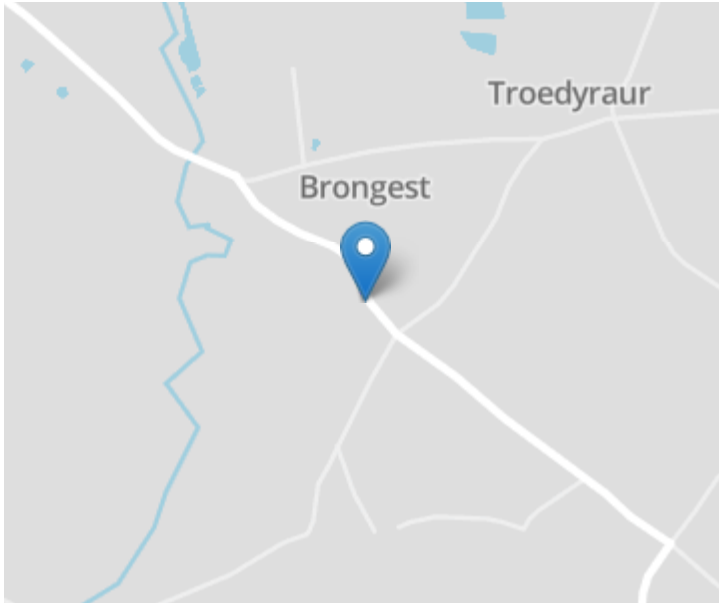


Total area: approx. 184.6 sq. metres (1986.8 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.


Cae Ceri, Brongest, Newcastle Emlyn



Directions

The property is best approached by taking the A486 road south from Synod Inn towards Llandysul. At the village of Ffostrasol, after passing the village pub on the right hand side, take the next immediate right onto B4571 Newcastle Emlyn road. Follow this road to the hamlet of Penrhiwpal and you will come to a fork road. Bear right sign posted Brongest. Proceed down this road for ½ a mile, head over the crossroads in the middle of the village and take the left hand turning at the junction. The property will be located approximately 500 yards up the road as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	89
(69-80) C		
(55-68) D		
(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 beautiful property, contact us:

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