

*An imposing 3 Bed detached property set in approximately 1/3 of an acre. Popular semi-rural village of Penrhiwllan. Near Llandysul.*



**Brongelli, Penrhiwllan, Llandysul, Ceredigion. SA44 5NL.**

**£375,000**

**Ref R/3944/ID**

**\*\*A substantial imposing detached 3 bed residence\*\*Set in approximately 1/3 of an acre of gardens and grounds\*\*Superb views over open countryside and towards the Preseli mountains\*\*Convenient semi-rural village location\*\*Only a 20 minute drive from the Cardigan Bay coastline\*\*Mature private garden and grounds\*\*Double glazing and central heating\*\*Garage/workshop\*\*Potential to expand property to accommodate 4 bedrooms\*\***

**\*\*HAS TO BE VIEWED TO BE APPRECIATED!\*\***

The accommodation provides - Front porch, entrance hall. Front lounge, formal dining room, conservatory, kitchen, utility room, downstairs bathroom. To the first floor - 3 bedrooms and shower room.

Located within the pleasant semi-rural village community of Penrhiwllan in the Teifi Valley which offers a good range of local amenities. Lies adjacent to the A475 road, some 4 miles east of the market town of Newcastle Emlyn and equidistant to the town



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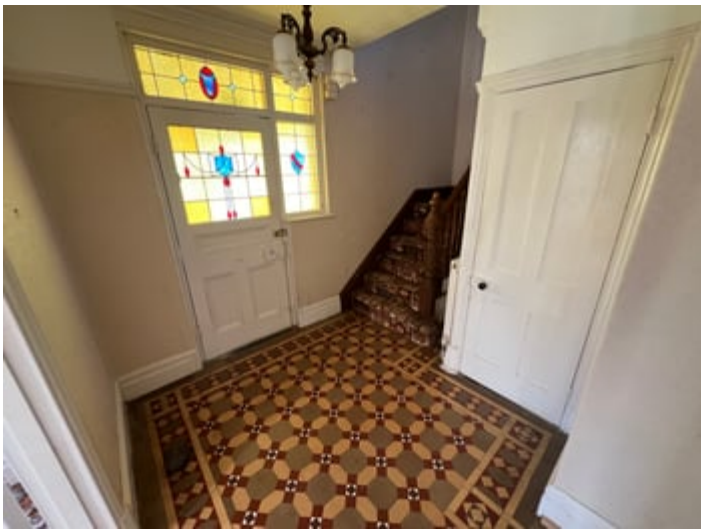
## GROUND FLOOR

### Front Porch

9' 9" x 4' 6" (2.97m x 1.37m) with glazed upvc door, tiled flooring, stained glass, hardwood door into -

### Entrance Hall

11' 0" x 14' 1" (3.35m x 4.29m) with mosaic tiled flooring, central heating radiator, dog-leg staircase to first floor. Door into understairs cupboard, picture rail.



### Front Lounge

16' 5" x 11' 6" (5.00m x 3.51m) into double glazed bay window with window seat, double glazed window to side, both with spectacular countryside views towards the Preseli mountains, open fireplace with multi-fuel stove on a brick hearth and brick surround, central heating radiator, picture rail.



### Formal Dining Room

12' 6" x 13' 2" (3.81m x 4.01m) with central heating radiator, picture rail, 7ft sliding doors into -



### Conservatory

12' 0" x 14' 3" (3.66m x 4.34m) with dwarf walls, double glazed upvc units with superb views over open countryside, blue glass self cleaning roof, tiled flooring, glazed double doors to rear garden, Myson electric wall-mounted heater.



### Kitchen

14' 4" x 12' 1" (4.37m x 3.68m) with a range of pine fronted base and wall cupboard units with display units, granite working surfaces above, oil fired Aga for cooking and domestic hot water, Belfast sink with mixer tap above, tiled splash back, red quarry tiled flooring, double glazed window to side, cupboard housing the Eurocan oil fired boiler. Door into pantry. Stable door to rear garden.



### Utility Room

7' 6" x 12' 5" (2.29m x 3.78m) with a range of base and wall

cupboard units, 1½ stainless steel drainer sink, plumbing for automatic dishwasher and washing machine, formica working surfaces, central heating radiator, tilt and turn double glazed window to rear.



### Downstairs Bathroom

6' 3" x 7' 4" (1.91m x 2.24m) a disabled friendly White suite comprising of a walk in bath unit with main shower above, pedestal wash hand basin, low level flush w.c. stainless steel heated towel rail, extractor fan, frosted window to rear, tiled flooring, aqua board panels to walls.



## FIRST FLOOR

### Central Landing

14' 0" x 8' 2" (4.27m x 2.49m) with access hatch to loft. Cupboard space.

### Front Master Bedroom 1

12' 6" x 16' 6" (3.81m x 5.03m) into double glazed bay window, double glazed window to side, lovely views over open countryside, central heating radiator.



### Double Bedroom 2

11' 8" x 12' 5" (3.56m x 3.78m) with 2 double glazed windows to rear, built in cupboards, central heating radiator.



### Bedroom 3

12' 2" x 8' 4" (3.71m x 2.54m) with central heating radiator, double glazed window to side, airing cupboard housing hot water tank.



### Shower Room

9' 0" x 5' 7" (2.74m x 1.70m) having a white suite comprising of an enclosed shower unit with Triton electric shower above, gloss white, vanity unit with inset wash hand basin, low level flush w.c. fully tiled walls, central heating radiator, extractor fan.



### Garage/Workshop

19' 9" x 10' 5" (6.02m x 3.17m) with up and over garage door, half glazed door to rear, electric connection, multiple sockets.

Car port in front.



### PLEASE NOTE -

There is great potential for extending the property with an extension above the car port (subject to planning). This could also be utilised as a self contained annexe with its own kitchen and bathroom facilities.

### EXTERNALLY

#### To the Side

To the side is a lovely lawned area with an apple tree, mature hedges and trees to boundary.



#### To the Rear

Spacious lawned areas with fish pond, again with mature hedgerows providing privacy to boundary.



### To the Front

Tarmac driveway with ample parking for 6+ cars being completely enclosed by a front gateway.

### 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.

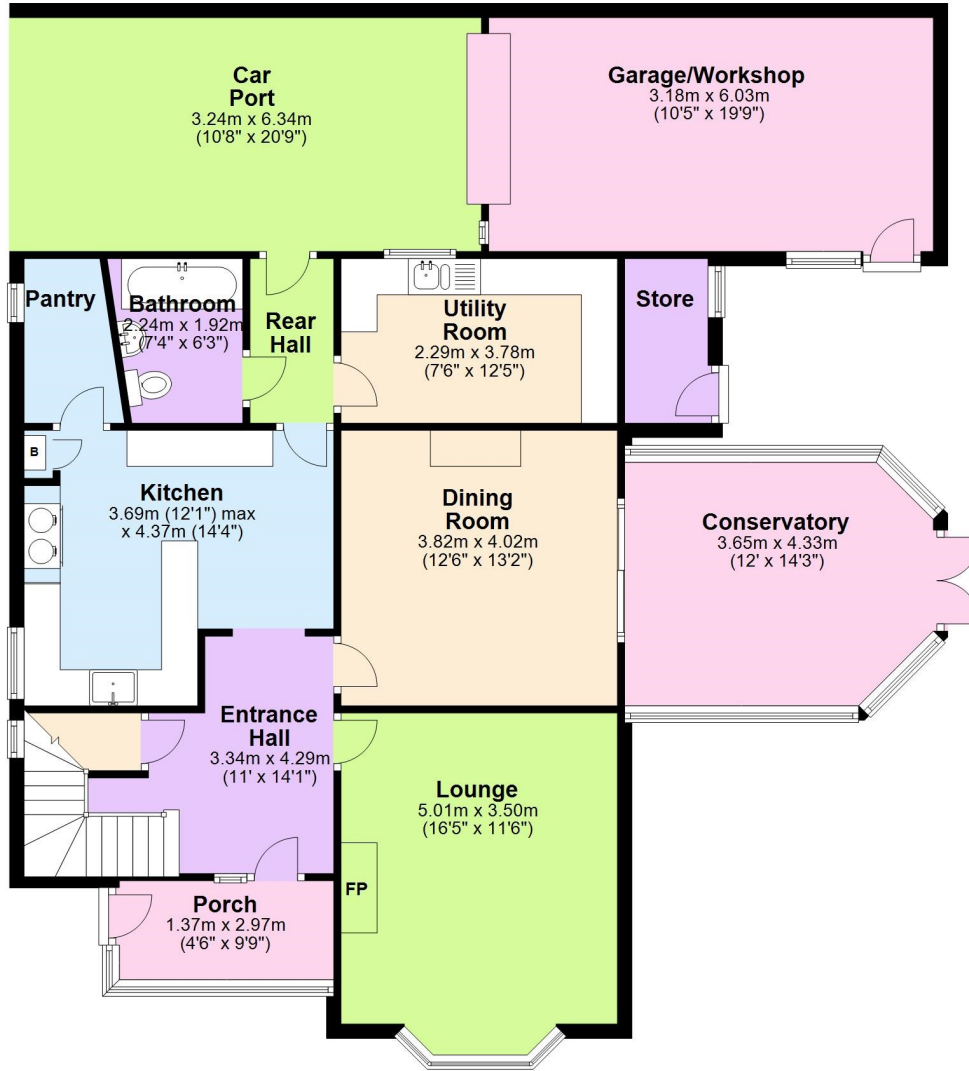
**Services**

We are advised that the property benefits from Mains Water,  
Electricity and Drainage.

Council Tax Band F

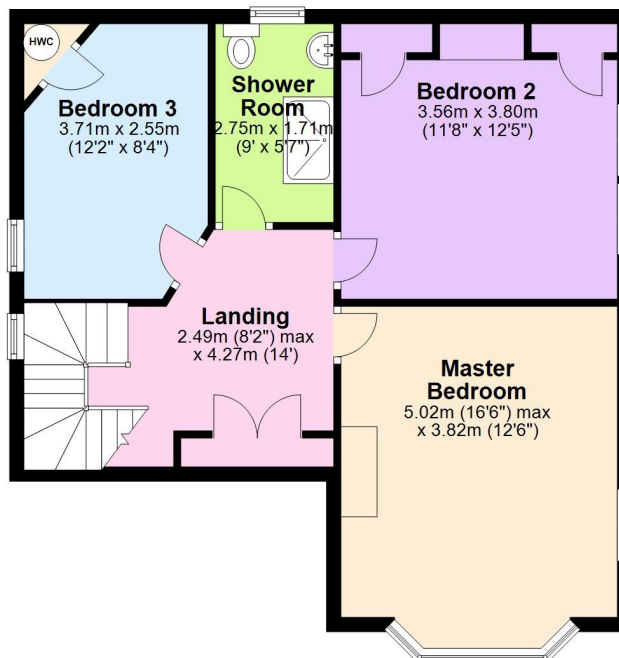
## Ground Floor

Approx. 139.7 sq. metres (1504.0 sq. feet)



## First Floor

Approx. 57.6 sq. metres (620.4 sq. feet)



Total area: approx. 197.4 sq. metres (2124.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Brongelli, Penrhiwllan, LLANDYSUL**




### Directions

The property is located within the village of Penrhiwllan. Driving west out of the village towards Newcastle Emlyn. After you have passed the village shop and post office on the right hand side and the public house on the left hand side. Proceed for some 500 yards and you will see the property on the left hand side identified by the agents 'For Sale' board.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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