

Attention First Time Buyers! A delightfully presented 3 bedroom house with pleasant grounds and useful outbuilding. Popular semi-rural village of Coed y Bryn near Llandysul, Newcastle Emlyn.



5 Bro Gernos, Coed Y Bryn, Llandysul, Ceredigion, Ceredigion. SA44 5LN.

£195,000

R/4851/ID

**** Attention First Time Buyers! **** A most pleasant, well presented 3 bedroom, semi-detached house **** Fully refurbished in recent years **** Spacious 3 bedroom accommodation **** New oil fired central heating **** Double glazing throughout **** Attractive grounds to front and rear **** Useful converted outbuilding, ideal for home office/gym/business **** Only 15 minute drive from the Cardigan Bay coastline **** Lovely rural setting with views over open countryside ******

The accommodation provides - Entrance Porch, Entrance Hall, Front Lounge, Kitchen/Dining Room. First Floor - 2 Double Bedrooms & 1 Single Bedroom and Bathroom.

The property is located in the popular semi-rural village of Coed y Bryn with delightful rural surroundings and is within easy reach of the Teifi Valley town of Llandysul, Newcastle Emlyn and Cardigan with a wide range of amenities. The property is only a 15 minute drive from the Cardigan Bay coastline and several popular sandy beaches and access to the All Wales Coastal Path.



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GENERAL

The vendor has invested significantly in the upgrading of the property which includes a brand new central heating system and oil tank, new double glazed units, complete redecoration and the conversion of the outbuilding which now offers a great area for home-working, gym or running a business, with heating and water connected, WC and being fully insulated.

Front Entrance Porch

6' 8" x 4' 1" (2.03m x 1.24m) Useful porch of dwarf wall construction, uPVC effect hardwood double glazing, glazed inner door leading to -



Entrance Hall

8' 11" x 5' 10" (2.72m x 1.78m) Central heating radiator, understairs storage, stairs leading to first floor.



Front Sitting Room

11' 11" x 10' 10" (3.63m x 3.30m) plus alcove front aspect window, vertical blinds, fireplace housing brand new multifuel stove on a slate hearth, alcoves to both sides, central heating radiator, door into -



Rear Kitchen/Dining Room

18' 4" x 11' 0" (5.59m x 3.35m) with quarry tiled floor, modern base and wall cupboard units with Formica working surfaces above, stainless steel 1 1/2 bowl single drainer sink unit with mixer taps, appliance space with plumbing or

automatic washing machine and dishwasher, partly tiled walls. 2 ceiling spotlight tracks, built in storage cupboard. Rear aspect window overlooking garden with venetian blinds. Rear exterior door.



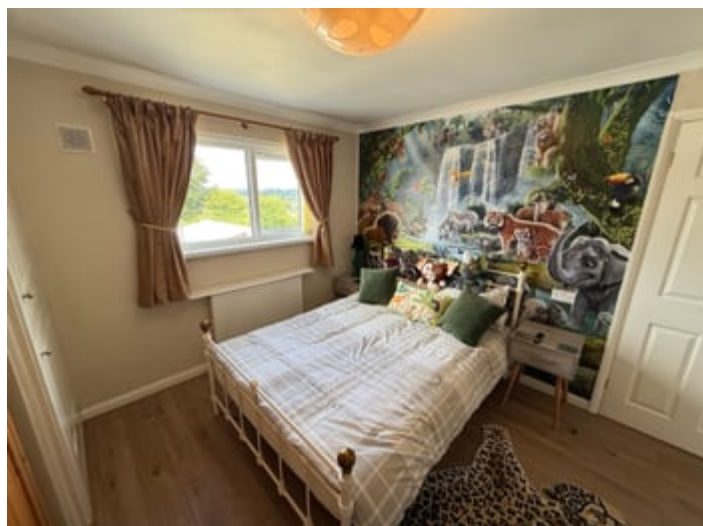
FIRST FLOOR

Central Landing

Approached via staircase from the entrance hall. Telephone point, built in linen cupboard. Access to loft.

Rear Double Bedroom 1

10' 11" x 10' 11" (3.33m x 3.33m) with built in storage cupboard, central heating radiator, rear aspect window overlooking garden and open fields to the countryside beyond.





Front Double Bedroom 2

11' 4" x 10' 11" (3.45m x 3.33m) into alcove, central heating radiator. Front aspect window with vertical blinds.



Front Single Bedroom 3

8' 2" x 8' 0" (2.49m x 2.44m) with central heating radiator. Front aspect window with vertical blinds.



Bathroom

8' 8" x 6' 1" (2.64m x 1.85m) with fully tiled walls and tiled floor. A modern white suite provides a panelled bath with Triton shower unit above with shower screen, low level flush WC, pedestal wash-hand basin.





EXTERNALLY

To the Front -

A walled lawned forecourt area with double iron gated entrance drive at the side. Front parking space.



To the Side

Is a vehicular access (limited to 7'4" wide) again for further parking or leads onto the rear. Leading to the outbuilding 17'4" x 16'9". Fully converted and insulated outbuilding, currently used as a dog grooming area, but ideal for those

looking for a home office, gym or somewhere to run a small business.





To the Rear

Further lawned area with back access, concealed decking area. The garden is contained within a recently re-fenced boundary.



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 ARRANGEMENTS

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

The property benefits from mains water, electricity and
drainage. Oil fired central heating (external boiler) and uPVC
double glazing.

Tenure : Freehold.

Council Tax Band : C - Ceredigion County Council.

MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: 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 (55)

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 on the main A487 coast road from Aberaeron towards Cardigan. At the village of Synod Inn turn left onto the A486 Llandysul road. Follow this road to the village of Ffostrasol. In the centre of the village, immediately after passing The Ffostrasol Arms public house on your right hand side, take a right hand turning onto the B4571 Newcastle Emlyn road. Follow this road until you reach the hamlet of Penrhiwpal where you will see a coach station on the left hand side. Turn left immediately on the crossroads towards Coed y Bryn. Follow this road into the village of Coed y Bryn and at the centre of the village you will see a fork road, bear left at this fork and carry on for 500 yards and you will see three pairs of semi detached houses on the right hand side. This is the second property you will come to (no. 5).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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