

A traditional detached former Church Hall. Expertly converted to provide spacious 4 / 5 bed accommodation. Detached 2 bedroom chalet. Cardigan Bay Coastal Region. 3 Miles Sea - West Wales.



Neuadd Y Bryn, Sarnau, Cardigan, Ceredigion. SA44 6QS.

£450,000

R/5024/ID

****Substantial Victorian Former Church Hall**Set within its own grounds**Detached Chalet (Holiday let/Home Office)**4 First Floor Bedrooms**Potential Ground Floor 5th Bedroom/ or Study**Highly efficient with brand new air source heating, PV solar panels and wall insulation**Double glazing**Edge of popular village location with views towards the coast****

Believed to have been built around the Victorian revival period but not finished until 1911 and was converted to a residential property around 1979. The accommodation provides - Open Plan Kitchen/Dining Room, Front Sitting Room, Side Utility Room, Rear Living Room, Downstairs Bedroom/Study, Downstairs Shower Room and Toilet. The First Floor provides - 4 Good Sized Bedrooms (potential for En Suite) Main Bathroom and w.c. Detached Chalet (Previously a former garage).

Located alongside the main A487 coast road with frontage to the rear to a C Class district road on the Eastern fringes of the village of Sarnau which lies only some 3 miles inland from the picturesque Cardigan Bay coast at the seaside hamlet and picturesque coves of Llangrannog, Penbryn, Tresaith and Aberporth. Convenient also to Cardigan town and the major Marketing & Amenity Centres of the area.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GENERAL

Built of dressed stone construction under a slated roof with Gothic windows, high vaulted ceilings and many other retained character features, benefits part double glazing and a full oil fired central heating system.

Recently, the property has been upgraded with the addition of a brand new air source heat pump, PV solar panels and wall insulation.

Neuadd y Bryn now offers a traditional church hall conversion full of character, being highly efficient to run.

The Accommodation provides viz :

GROUND FLOOR

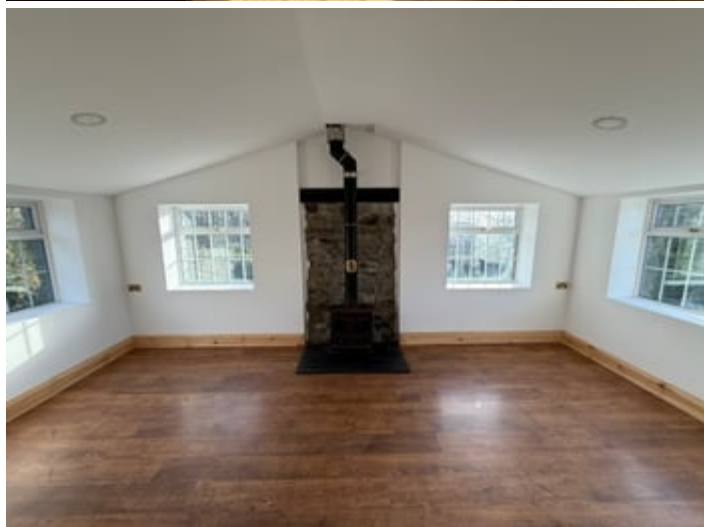
Open Plan Kitchen/Dining Room

27' 5" x 20' 2" (8.36m x 6.15m) approached via side door with laminate flooring 3 side aspect windows, 3 central heating radiators. The Kitchen Area is fitted with a range of open base shelving with Formica working surfaces, single drainer stainless sink unit with mixer taps, integrated ceramic hob unit with cooker hood, eye level creda double oven, breakfast bar, part tiled walls, 3 internal feature gothic windows, walls in painted stonework. Stone archway leads through to –



Front Sitting Room

19' 5" x 10' 6" (5.92m x 3.20m) with laminate flooring, a wood burning stove on a slate hearth, 2 side and 2 front aspect windows, 2 central heating radiators, vaulted ceiling.



Side Utility Room

8' 2" x 5' 4" (2.49m x 1.63m) with fitted base cupboards with oak worktops, Inset Belfast sink h&c, appliance space with plumbing for automatic washing machine and dishwasher. 2 windows. Side exterior door.



Rear Living Room

19' 7" x 18' 9" (5.97m x 5.71m) with laminate flooring, central heating radiator, a corner positioned wood burning stove on a raised slate hearth, side aspect window, French doors to rear.





Side Study or Downstairs 5th Bedroom

11' 4" x 7' 7" (3.45m x 2.31m) with built in cupboard housing new hot water cylinder, central heating radiator. Side and rear aspect windows.



Downstairs Shower Room

8' 3" x 7' 9" (2.51m x 2.36m) with tiled floor, central heating radiator, shower cubicle, low level flush toilet, pedestal wash hand basin pvc lined walls to dado level, radiator, plumbing for automatic washing machine.



FIRST FLOOR

Central Landing

Approached via a dog leg staircase with a central heating radiator. Access to Loft.

Front Double Bedroom 1

20' 2" x 11' 8" (6.15m x 3.56m) with laminate flooring, a centrally positioned feature archway. Gothic shaped windows, vaulted ceiling, walls in pointed stonework. Central Heating radiator.





Bedroom 2

12' 1" x 6' 3" (3.68m x 1.91m) with laminate flooring, central heating radiator, vaulted ceiling, Gothic shaped windows.



Main Bathroom

14' 4" x 9' 1" (4.37m x 2.77m) with tiled floor, a white suite provides a P shaped bath with dual head shower unit and shower screen, pedestal wash hand basin, low level flush toilet, central heating radiator, vaulted ceiling with 2 Velux windows and part tiled walls.



Rear Bedroom 3

12' 5" x 9' 5" (3.78m x 2.87m) with laminate flooring, central heating radiator, vaulted ceiling, windows with views over fields and a glimpse of the sea in the distance.





Rear Bedroom 4

11' 9" x 9' 6" (3.58m x 2.90m) with laminate flooring, central heating radiator, vaulted ceiling, windows with views over fields and a glimpse of the sea in the distance



EXTERNALLY

To the Front

To the front is an original walled forecourt with pedestrian gateway to front pavement. Grassed areas surround the residence with a side paved patio area.



To the Rear

A wide vehicular access provides parking facilities for several vehicles.



DETACHED CHALET

A detached Chalet, was originally a garage but converted to overflow accommodation/holiday use many years ago.

Previously benefited in the past from planning permission for its reconstruction to a 2 bed bungalow but this has now lapsed.

Built of part block and none traditional construction and an ideal home office/holiday let/granny annexe etc.

The internal accommodation provides -



Kitchen/Dining Room

25' 0" x 7' 9" (7.62m x 2.36m) with laminate flooring and the kitchen area is fitted with a range of base and wall cupboard units with Formica working surfaces, stainless steel single drainer sink unit with h&c taps, appliance space and plumbing for a washing machine and dishwasher. Space for

electric cooker. 2 rear aspect windows. 6ft opening inter connects -



Living Room

17' 6" x 11' 8" (5.33m x 3.56m) with side window.





Shower Room

6' 0" x 5' 4" (1.83m x 1.63m) with a corner shower cubicle with a Gainsborough shower unit. Tiled floor.

Separate W.C.

6' 1" x 6' 1" (1.85m x 1.85m) with low level flush toilet and wash hand basin., Water tank for hot water supply.



Bedroom 1

13' 4" x 12' 5" (4.06m x 3.78m) with 2 windows.

Double Bedroom 2

12' 0" x 11' 0" (3.66m x 3.35m) with French doors to exterior.

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 ARRANGMENTS

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

Mains Electricity, Water, Private Drainage (For both dwellings).

Separate water tank in chalet for own hot water supply.

Recently installed air source heat pump, PV solar panels and internal wall insulation.

Council Tax Band F (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Off Street. Private.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (86)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

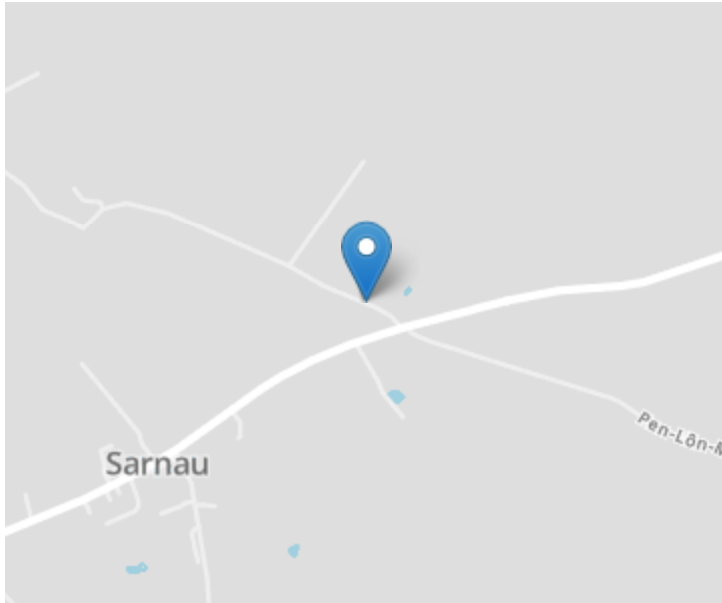
Any risk of coastal erosion? No

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 South West from Aberaeron towards Cardigan follow the course of the road to the village of Sarnau. As you reach the village of Sarnau take the first fork right hand turning towards Penbryn/Tresaith. You will see this as the second property on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	89
(69-80) C		
(55-68) D		
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



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