

Fully renovated substantial 5 bedroomed home with 1300 sq ft garage/workshop. Set in generous gardens and grounds. 3 Miles Coast at New Quay - West Wales.



Bryndewi, Pencae, Llanarth, Ceredigion. SA47 0QN.

£399,999

Ref R/5030/ID

****A most substantial and appealing 5 bedroomed detached house**Set in generous gardens and grounds**Fully renovated in recent years to a high standard**1300 sq ft garage/workshop**Distant sea views towards Cardigan Bay**Idyllic semi rural hamlet**Only 3 miles to the Cardigan Bay coastline**Oil fired central heating and double glazing throughout**A PERFECT FAMILY HOME WORTHY OF AN EARLY VIEWING****

The accommodation provides front porch, lounge, kitchen, dining room, rear hallway, downstairs w.c. utility room, downstairs bedroom/home office/boot room, To the First Floor - 4 large double bedrooms and bathroom suite.

Bryndewi is located in the popular semi rural hamlet of Pencae which is less than a mile from the village community of Llanarth which offers an excellent range of local amenities such as shop, post office, primary school, public house/hotel, filling station, places of worship and is on a bus route. Some 3 miles from the popular coastal resort and seaside fishing village of New Quay on Cardigan Bay. 5 miles from the Georgian Harbour town of Aberaeron.



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

The current vendors have invested significant time and money in the complete renovation of Bryndewi. Works include - New kitchen, new windows and doors throughout, refurbished oil fired central heating system and redecoration.

The property now offers a most attractive spacious family home in a pretty semi rural location.

GROUND FLOOR

Front Entrance Porch

Via recently installed composite stable door with windows to both sides, tiled floor. Glazed door leads through to -

Spacious Family Lounge

25' 2" x 13' 5" (7.67m x 4.09m) max. The focal point of this room is the newly installed multi fuel stove on a slate hearth with ornate surround, 2 large double glazed windows to front, 2 central heating radiators, open tread staircase to first floor, solid oak flooring. Door into -





'L' Shaped Kitchen/Diner

25' 2" x 19' 9" (7.67m x 6.02m) Max. Comprising a recently fitted kitchen comprising of 'shaker' style base and wall cupboard units with solid oak working surfaces above, 'Stanley' oil fired range oven/boiler for central heating and domestic hot water, inset double 'Belfast' sink with mixer tap, space for tall fridge freezer, appliance space for electric oven with ceramic hobs above, double pantry unit, double glazed window to rear with distant sea views, spot lights to ceiling.



Dining Area

with space for 6 seater dining table, patio doors to garden.



Rear Passageway.

Downstairs w.c.

3' 1" x 9' 9" (0.94m x 2.97m) With low level flush w.c. small pedestal wash hand basin.



Downstairs Double Bedroom 5

10' 0" x 9' 9" (3.05m x 2.97m) with double glazed window into rear porch, central heating radiator.



Rear Boot Room

13' 2" x 5' 4" (4.01m x 1.63m) with double glazed window to rear, upvc door to rear garden.
access into the store room and beyond that is -



Office/Play Room

15' 5" x 8' 9" (4.70m x 2.67m) with oak granite cupboard units, recently insulated roof, large double glazed window to front and side, central heating radiator.



FIRST FLOOR

Central Landing

Approached via open tread staircase from lounge.

Principal Double Bedroom 1

10' 1" x 25' 1" (3.07m x 7.65m) with double glazed to front, side and rear, tv point, central heating radiator, built in cupboard unit.



Rear Double Bedroom 2

13' 5" x 11' 7" (4.09m x 3.53m) with central heating radiator, built in wardrobes, double glazed windows to rear and side with sea views towards Cardigan Bay.





Bathroom

10' 0" x 7' 6" (3.05m x 2.29m) with tiled floor, white suite providing wash hand basin and toilet. Large shower cubicle. Heated towel rail.



Front Double Bedroom 3

13' 3" x 11' 9" (4.04m x 3.58m) with 2 double glazed windows to front, central heating radiator, built in cupboard.



Front Double Bedroom 4

11' 1" x 10' 0" (3.38m x 3.05m) with central heating radiator, double glazed window to front, built in wardrobes.



EXTERNALLY

To the front

Shared vehicular access which leads onto a wide side driveway.

The neighbouring property does have access to a rear building, however they have an alternative access and rarely used.

Access leading to -



Garage/Workshop

54' 0" x 24' 4" (16.46m x 7.42m) with 15' headroom and 15' wide galvanised double doors. Has a full length inspection pit, full width mezzanine flooring, 2 water take off points, stainless steel sink. Electric car charging point.

This building is perfect for those seeking a workshop/garage.

Lean to Laundry Room

17' 6" x 9' 2" (5.33m x 2.79m) with tiled floor, stainless steel sink, plumbing for automatic washing machine.



Other Outbuildings include -

Small potting shed and former kennel.

The Garden and Grounds

A particular feature of this property is its attractive garden and grounds, mostly laid to lawn with many mature shrubs, trees and lowers making it a lovely place to sit out and enjoy the sun.

Patio area laid to slabs.

Feature fish pond.



PLEASE NOTE

The sale of this property is linked with an employee of the company.

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.

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

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating system. Telephone subject to transfer regulations. SPV solar panels for hot water.

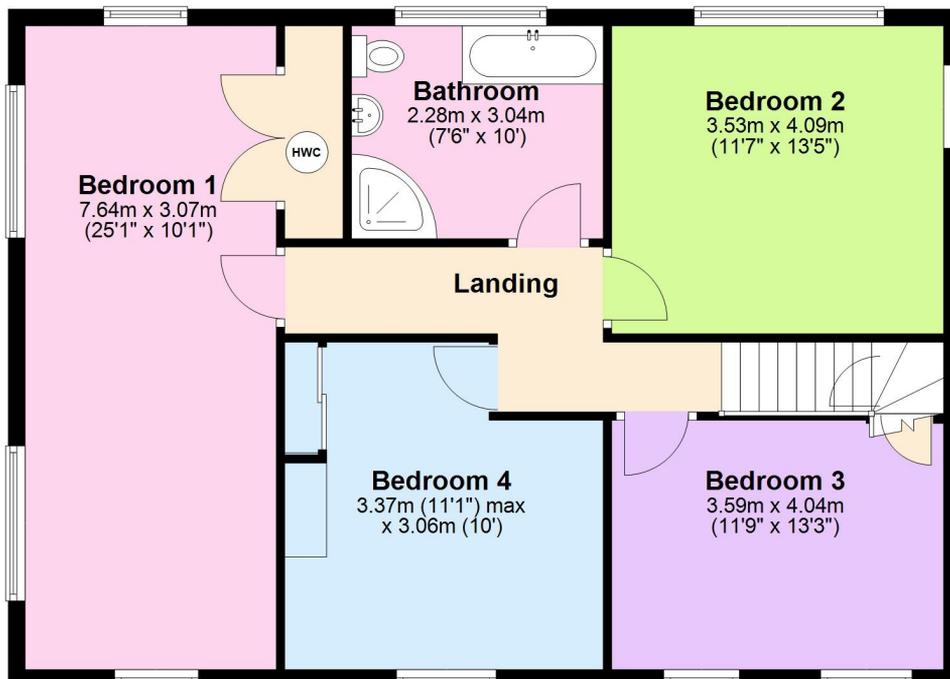
Council Tax Band F (Ceredigion County Council).

Tenure - Freehold.

Ground Floor



First Floor



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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.

Plan produced using PlanUp.

Bryndewi, Pencae, Llanarth

MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway. Garage. Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (58)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

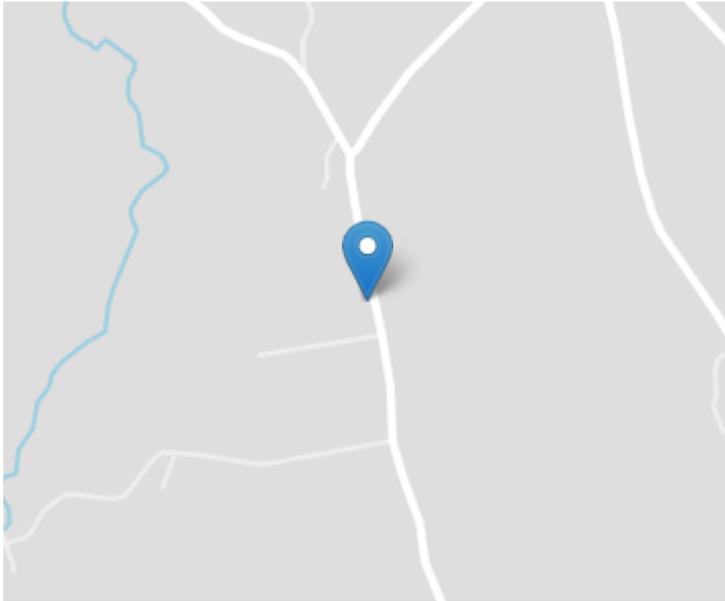
Any risk of coastal erosion? No

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? Yes



Directions

From Aberaeron proceed South West on the A487 coast road as far as the village of Llanarth. Drive through the village and when you see The Llanina Arms Hotel on the right hand side and just before the filling station turn up left alongside the primary school. Keep on this road for half a mile or so and after passing the second left turning the property will be seen as the second detached house on the right hand side as you enter the hamlet of Pencae.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	58	
(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 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>



Regulated by

RICS[®]