

*A most appealing, substantial 3 bed (2 bath) detached bungalow with direct views towards the sea over Cardigan Bay. Popular coastal village of Brynhoffnant. Only 2 miles from Llangrannog.*



**Swn Y Mor, Brynhoffnant, Near Llangrannog, Ceredigion. SA44 6ED.**

**£399,950**

**Ref R/4303/ID**

**\*\*A most impressive and substantial 3 bed (2 bath) detached bungalow with direct coastal views over Cardigan Bay\*\*Set in spacious gardens and grounds\*\*Convenient village location\*\*Walking distance to all village amenities and bus stop\*\*Generously proportioned accommodation\*\*Exceptionally well maintained\*\*Double Glazing throughout\*\*PV Solar Panels\*\*LPG Gas Central Heating\*\*Private Driveway\*\***

The property comprises of Ent Porch, Hallway, Kitchen/Dining Room, Conservatory, Lounge, Utility Room, Shower Room, 3 Double Bedrooms, 1 En Suite.

Located on the fringes of the coastal village community of Brynhoffnant, just off the main A487 coast road being on a bus route and only a few minutes walk from the village supermarket, filling station, places of worship and public house. Just over 2 miles from the picturesque coastal village of Llangrannog and a close travelling distance several popular sandy beaches along this favoured Cardigan Bay heritage coastline. Some 8 miles from the Market town of Cardigan on the Teifi estuary and an easy reach of the larger Marketing and Amenity Centres of the area.



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## THE ACCOMMODATION

### Entrance Porch

6' 7" x 9' 5" (2.01m x 2.87m) a recently erected porch of dwarf wall construction with double glazed units surround, central heating radiator, stone flooring via half glazed hardwood door into -



### Hallway

13' 0" x 25' 0" (3.96m x 7.62m) (max) with central heating radiator, door into airing cupboard with radiator and shelving.

### Kitchen/Dining Room

13' 1" x 23' 1" (3.99m x 7.04m) with a range of cream base and wall cupboard units with Granite working surfaces above, inset drainer sink with mixer tap, Rangemaster double oven finished in Cream with 5 ring gas hob above and hot plate, Rangemaster extractor hood, integral dishwasher, integrated fridge freezer, dual aspect windows, central heating radiator, spot lights to ceiling. Leading into -







## Spacious Dining Area

With space for large dining table, central heating radiator, double glazed window to side, glazed double doors leading to lounge, 5'7" patio doors leading into -



## Conservatory

11' 5" x 15' 9" (3.48m x 4.80m) of dwarf wall construction with glazed uPVC units surround making the most of the breathtaking views over Cardigan Bay, self cleaning glass roof, 2 central heating radiators, sliding door to side.







### Spacious Lounge

15' 8" x 18' 8" (4.78m x 5.69m) with open fireplace housing a log burning stove with ornate surround, slate hearth, 2 central heating radiators, double glazed window to side, patio door to rear. TV point.



### Utility Room

11' 6" x 6' 8" (3.51m x 2.03m) with range of fitted base and wall cupboard units, Formica working surfaces above, stainless steel drainer sink with mixer tap, plumbing for automatic washing machine, half glazed uPVC door, window to rear, central heating radiator.



### Shower Room

9' 3" x 6' 0" (2.82m x 1.83m) a corner shower unit with mains shower above, Gloss white vanity unit with inset wash hand basin and concealed low level flush w.c. stainless steel heated



towel rail, central heating radiator, frosted window to front, tiled walls.



### Rear Double Bedroom 1

9' 9" x 10' 5" (2.97m x 3.17m) with double glazed window to rear, central heating radiator.



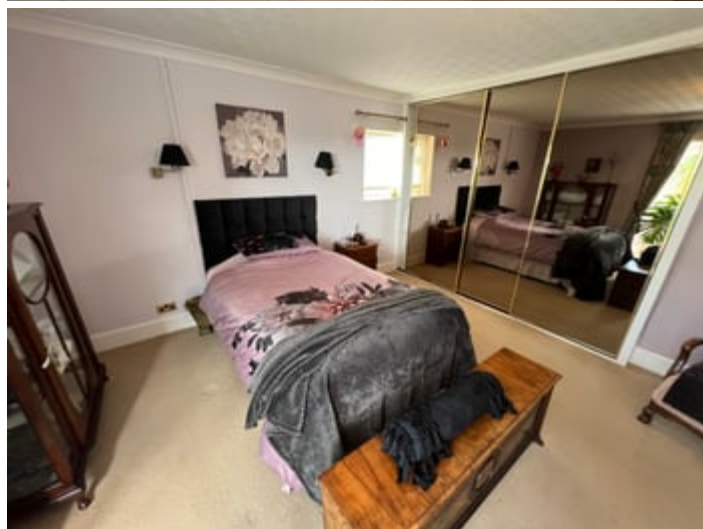
### Rear Double Bedroom 2

9' 9" x 12' 3" (2.97m x 3.73m) with double glazed window to rear, central heating radiator.



### Master Bedroom 3

16' 1" x 15' 4" (4.90m x 4.67m) a large Master suite with bay window to front with lovely views towards the sea, mirrored walk in wardrobe being 6' deep, double glazed window to side, central heating radiator, wall lights, door into -







### En Suite Bathroom

6' 6" x 9' 2" (1.98m x 2.79m) with 4 piece white suite comprising of a panelled bath with mixer tap and shower head, corner shower unit with mains power shower above, vanity unit with inset wash hand basin, dual flush w.c. central heating radiator, tiled walls, heated towel rail, central heating radiator, frosted window to front.



### EXTERNALLY

### To the front

The property is accessed via its own private drive leading to a paved parking area with ample private parking for several cars.

Front raised patio area laid to slabs with access pathways to both sides leading through to the rear.







## The Rear

A spacious rear garden mostly laid to lawn with lower patio area laid to slabs. Many mature trees, hedges, flowers and shrubs making a lovely private garden area.

There is also a timber Garden shed.

Access to -



## Outhouse

7' 3" x 8' 9" (2.21m x 2.67m) with upvc exterior door housing a Worcester gas fired combi boiler.

## 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. Private drainage to septic tank. LPG Gas fired central heating. Fibre optic broadband and 18pv Solar Panels.

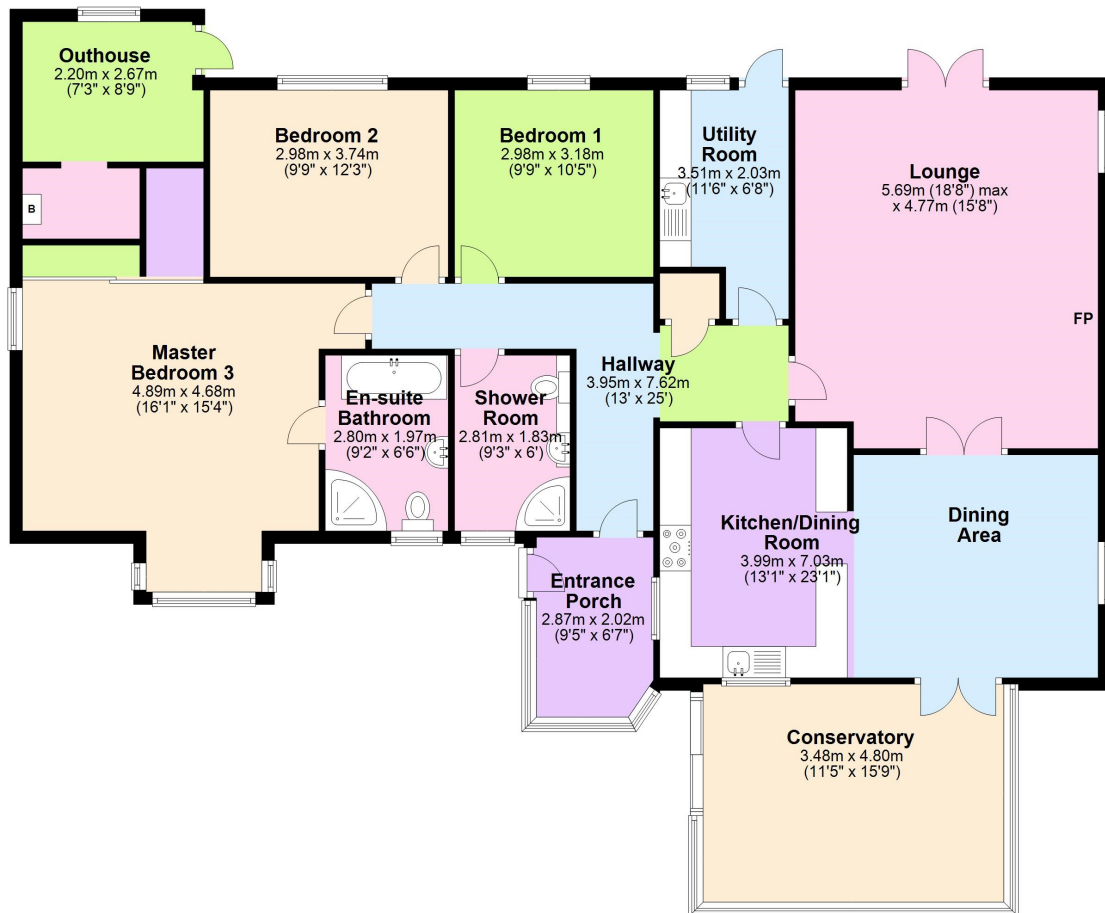
HOW THE SOLAR PANELS WORK - The solar PV system uses light from the sun to generate free electricity during the day which either gets used up when you use your electrical items at home or sent back to the National Grid if not used straight away. In order to use the free energy from the panels you need to use it as it is being generated. If you use more energy than the panels produce or you use energy when the panels are not generating, your energy will come from your domestic supplier who charges you. The system is not able to store energy so at night time you will solely be using energy provided by your domestic supplier.

Council Tax Band E (Ceredigion County Council).



## Ground Floor

Approx. 164.9 sq. metres (1774.5 sq. feet)



Total area: approx. 164.9 sq. metres (1774.5 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.

**Swn Y Mor , Brynhofnant, Near Llangrannog**

## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Mobile Signal**

4G data and voice

**EPC Rating:** D (56)

**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 North East from Cardigan on the main A487 coast road towards Aberystwyth. When you reach the village of Brynhoffnant, take the left hand turning immediately after Y Bryn a'r Bragdy restaurant, sign posted Llangrannog, just before the filling station. This will take you onto the B4334 Llangrannog road. After some 100 yards or so you will see the entrance to the property on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

|   | Current | Potential   |
|---|---------|---|
| Very energy efficient - lower running costs |         |   |
| (92+) <b>A</b>                              |         |   |
| (81-91) <b>B</b>                            |         |   |
| (69-80) <b>C</b>                            |         |   |
| (55-68) <b>D</b>                            |         |   |
| (39-54) <b>E</b>                            | 56      | 70  |
| (21-38) <b>F</b>                            |         |   |
| (1-20) <b>G</b>                             |         |   |
| 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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