

*Spacious 4 bedroom dwelling. Outstanding views over Llangrannog and Cardigan Bay.  
Llangrannog. West Wales.*



**Lletty Crannog, Llangrannog, Ceredigion, West Wales. SA44 6RL.**

**£485,000**

**R/4113/RD**

**\*\* Spacious 4 bedroom detached dwelling \*\* Private off-road parking \*\* Views over Llangrannog and Cardigan Bay \*\* Large private rear garden \*\* Spacious plot \*\* Comfortable family living accommodation \*\* Feature first floor sun room with coastal views \*\* An outstanding coastal property in a sought after location that must be viewed to be appreciated \*\* Walking distance to beach and pub \*\***

The property is situated within the popular coastal cove of Llangrannog. The village offers village shop, public house, takeaways, ice cream parlour and sandy beaches. Nearby Brynhoffnant offers mini-supermarket and petrol station, public houses, community primary school and excellent public transport connectivity. The market town of Cardigan is within 20-30 minutes drive of the property offering secondary school, 6th form college, traditional high street offerings, retail parks, supermarkets, cinema and theatre, community hospital and large scale employment opportunities.



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## GROUND FLOOR

### Front Porch

uPVC glass panel door, tiled flooring.

### Hallway

7' 4" x 14' 9" (2.24m x 4.50m) accessed via uPVC glass panel door with side glass panel, open staircase to first floor, radiator, understairs cupboard, access to kitchen and:



### Open Plan Lounge and Dining Area

19' 5" x 21' 6" (5.92m x 6.55m) 'L' shaped open plan area with window to front enjoying views over the adjoining fields towards Llangrannog and Cardigan Bay, multi-fuel burner on stone hearth, TV point, 3 x radiator, alcove shelving, space for dining table with rear window overlooking garden.



### Kitchen

7' 3" x 17' 9" (2.21m x 5.41m) with a range of base and wall units, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, hob with extractor over, fitted oven and grill, wood effect flooring, plumbing for dishwasher, rear window to garden, radiator, space for small dining table, door into:



## Utility Room

11' 3" x 8' 6" (3.43m x 2.59m) with a range of base units, stainless steel sink and drainer with tap, washing machine connection, tiled flooring, side window, external door to garden, Boulter oil boiler, tiled flooring.



## WC

With w.c. single wash hand basin, part tiled walls, side window.



## Integral Garage

18' 0" x 10' 8" (5.49m x 3.25m) single garage with electric roller door, side window, concrete base, range or workshop shelving.

## FIRST FLOOR

### Landing

With access to loft, airing cupboard, radiator, side door into:



### Sun Lounge

11' 6" x 17' 10" (3.51m x 5.44m) with panoramic views over the adjoining fields towards Llangrannog and the Cardigan Bay coastline, windows to all sides, 3 x radiator, TV point, multiple sockets.



### Principal Bedroom

11' 4" x 10' 8" (3.45m x 3.25m) double bedroom, picture window to front with coastal views, multiple sockets, radiator.



### En-Suite

Enclosed shower, WC, single wash hand basin on vanity unit.



### Front Bedroom 2

11' 3" x 14' 6" (3.43m x 4.42m) double bedroom, window to front with coastal views, multiple sockets, radiator.



### Rear Bedroom 3

10' 8" x 11' 9" (3.25m x 3.58m) double bedroom, window to rear garden, multiple sockets, radiator, fitted cupboards.



### Rear Bedroom 4

8' 7" x 10' 4" (2.62m x 3.15m) double bedroom currently with bunk beds, rear window to garden, multiple sockets, radiator, fitted cupboards.



### Bathroom

5' 2" x 8' 3" (1.57m x 2.51m) recently installed bathroom suite including panelled bath with shower over, heated towel rail, WC, single wash hand basin, fully tiled walls, rear window, tiled flooring.



### EXTERNALLY

#### To Front

The property is approached from the adjoining county road into a tarmacadam forecourt with mature planting to borders and views over the adjoining fields and towards Llangrannog and the Cardigan Bay coastline, pathway leading to lower garden.





#### **Please Note :**

There is also a side pull-in space from the adjoining country road providing additional parking space.

#### **Rear Garden Area**

Enclosed mature garden area with south facing patio running along the width of the house enjoying all day sunshine with side decorative gravel area and raised lawn area with mature planting to borders and natural stream boundary to the adjoining agricultural fields providing a soothing and quiet experience within the garden area.





### **N.B.**

Please note that a public footpath runs to the far rear boundary of the garden area currently separated from the garden area by the conifer trees and does not overlook the garden space.

### **Lower Garden Area**

Providing a useful log storage area and space for maintenance with stream to boundary.

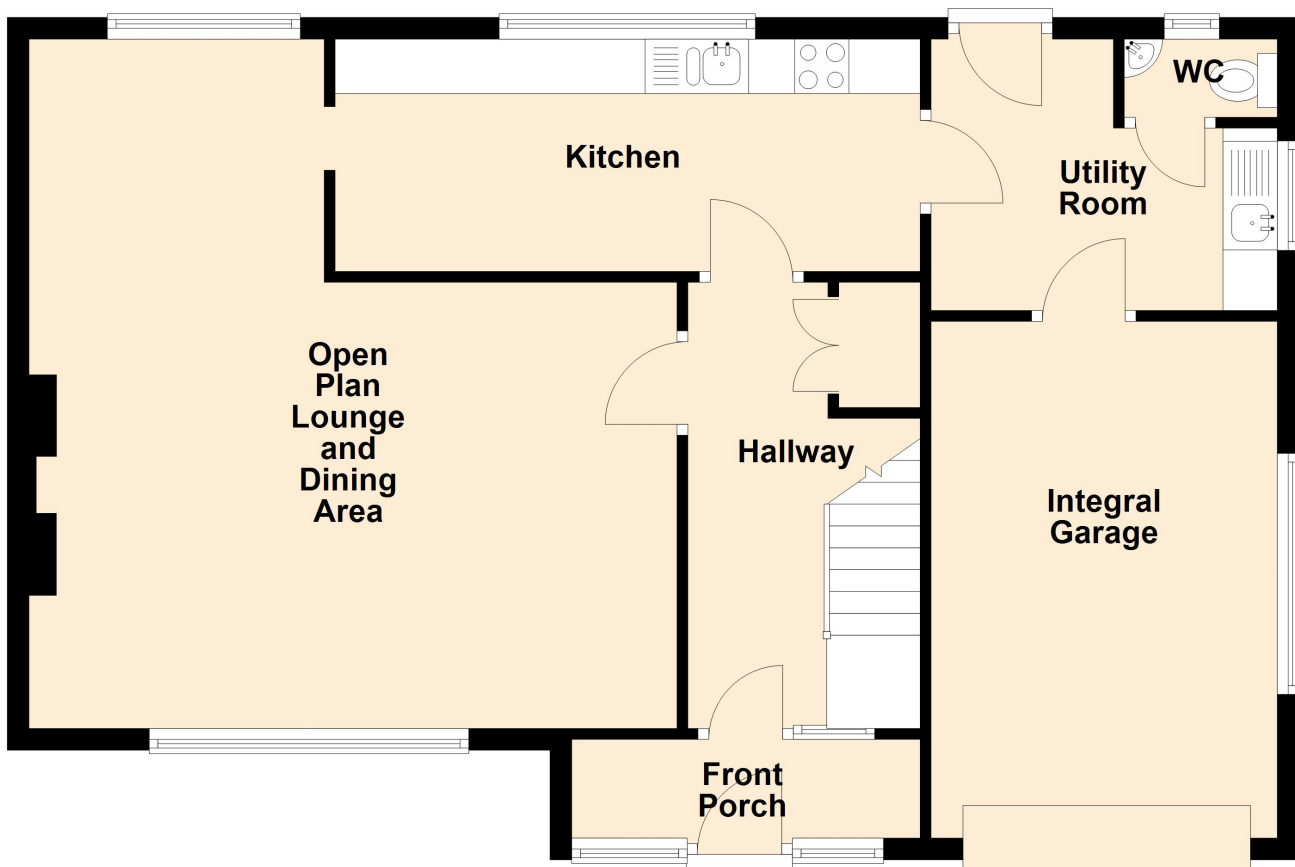
### **MONEY LAUNDERING REGULATIONS**

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.

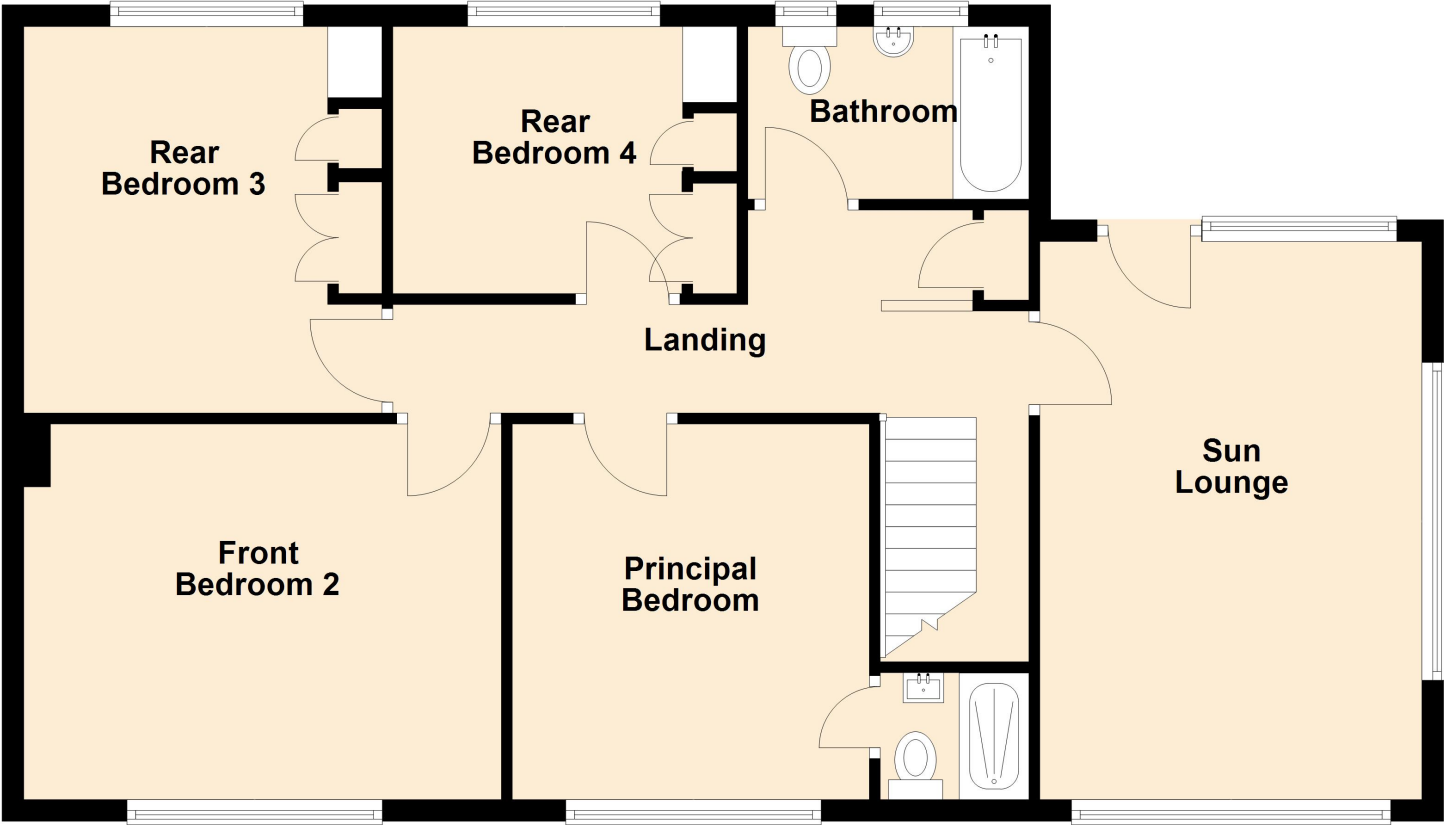
### **VIEWING ARRANGEMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

# Ground Floor



**First Floor**



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Off Street. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** E (45)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

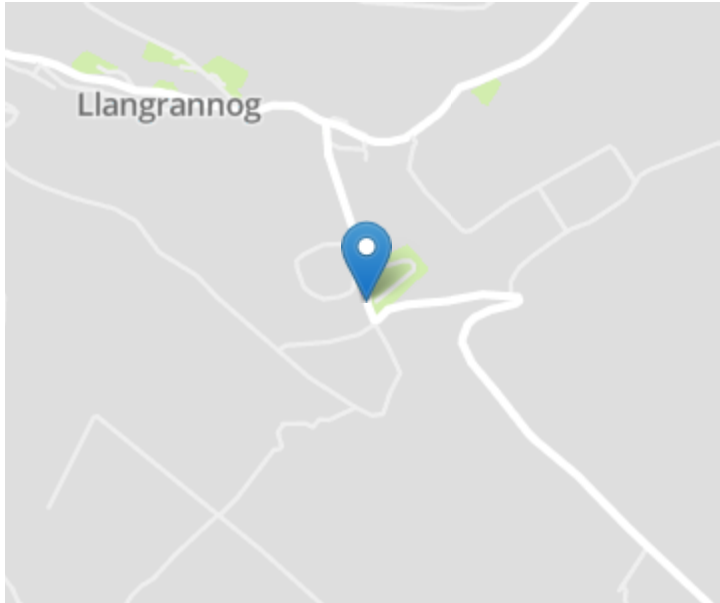
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** Yes


**The existence of any public or private right of way?** Yes



### Directions

From Bryhoffnant petrol station head north across the road on the B4334 signposted Llangrannog and continue for approximately 1 mile passing through the crossroads and down around a hairpin bend and approaching Llangrannog the property is located on the left hand side before Troedrhiwgam car park.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(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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