

A large 3 bed detached property which includes a 1 bed annexe sitting within 1 acre of beautiful garden & grounds. Within 10 minutes drive of Llangrannog and Cwmttydu - Cardigan Bay - West Wales.



Berry Green, Blaencelyn, Llangrannog, Ceredigion. SA44 6DE.

£510,000 Offers in Excess of
Ref A/5429/RD

****Large 3 bedroom detached property**Potential loft conversion**Including 1 Bed Annexe**Airbnb/Guest House potential**Mature gardens ideal for those with wildlife and horticultural interests**Orchard**Feature sun room and adjoining south facing patio**Productive vegetable and planting beds**Private rear garden with no overlooking**Peaceful coastal village**Useful double garage**Log cabin, also with airbnb potential**Feature fish & wildlife ponds overlooking the garden**Modern aluminium green house**A wealth of property features within this popular coastal village - AN OPPORTUNITY NOT TO BE MISSED****

The property is situated within the lovely coastal hamlet of Blaencelyn, along with its local shop and Post Office. It is an equidistant drive of 10mins from New Quay on one side and Llangrannog on the other, although the wildlife beach of Cwm Tydu (where seal pups can sometimes be seen in late Autumn) is even closer. Cardigan Bay has its own pod of dolphins which can often be seen from the cliff tops or the boat trips.

New Quay and Llangrannog offer restaurants, characterful pubs, local shops, doctor's surgery and nearby Cross Inn/Synod Inn and Brynhoffnant offer village primary schools and good public transport connectivity. The Georgian Harbour town of Aberaeron lies 20mins north and the Market town of Cardigan 20mins south, both with larger supermarket chain stores



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BERRY GREEN.

An impressive and deceptively spacious dwelling with high ceilings which add to the light and airy feeling. It has been cherished and finished to the highest order. In addition to cooking, the central heating and hot water are provided by an oil-fired Stanley range cooker. There is also a multi-fuel burner in the lounge.

The gardens are private and not overlooked, although the horses in the 3 surrounding fields are sometimes curious. The rear south-facing elevation boasts a wonderful sunroom which is a feature of the property. It overlooks the patio, Koi pond, wildlife pond and mature garden. Here there are mature flower borders with flowers in blossom for most of the year, a polytunnel base with a nectarine tree and a fruit cage containing blueberries and blackcurrants.

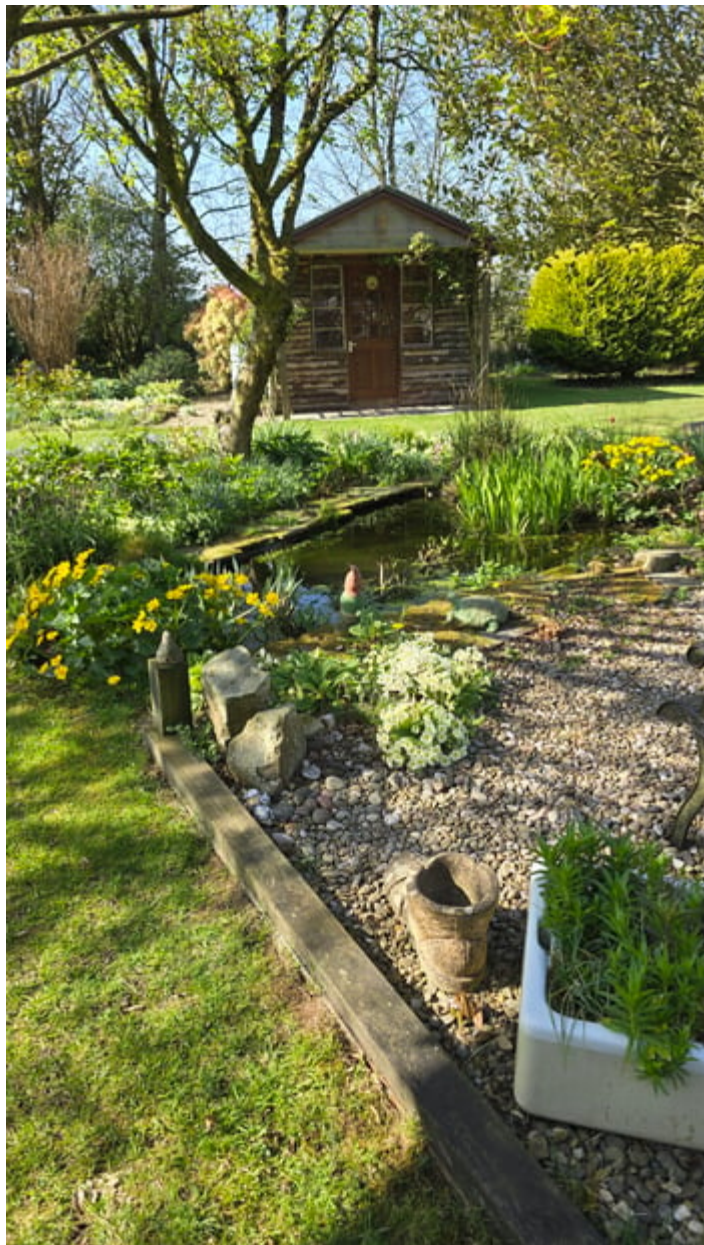
The timber log cabin has electricity and could be used as an extra bedroom.

To the side of the patio is a large annexe with an ensuite shower room and w.c. It will sleep 3 people and has a walk-in wardrobe. It is useful for either family or as B+B accommodation.

The garden extending around the side and to the front has another polytunnel base with an apricot tree, 6 veg patches, a wildflower bed and a small orchard with cherries, apples and pears. The veg patches are covered over at present to prevent weed growth.

There is ample off-road parking and a detached double garage. The whole property benefits from uPVC double glazed windows throughout.





• This is a wonderful coastal property which has easy access to the coastal path from Cwm Tydu. It resides in an attractive, unspoilt village with deceptively spacious accommodation both within the property and the grounds. The wildlife has been encouraged for 22 years. Some birds will feed from your hand, swallows nest in the outbuilding and badgers, foxes and hedgehogs visit during the night. The wildlife pond has frogs, toads and newts. The wildflower border along with the ornamental flower borders attract a myriad of bees and other insects. Crocuses, primroses, snowdrops, bluebells, violets and fritillaries abound within the grass. A VIEWING IS A MUST.



THE ACCOMMODATION

Entrance Lobby



6' 8" x 8' 1" (2.03m x 2.46m) accessed via double glazed panel door, dual aspect windows to front forecourt, part tongue and groove paneling to walls, tiled flooring, radiator, very handy for shoes and umbrellas etc.

Hallway



36' 4" x 7' 1" (11.07m x 2.16m) being L shaped and accessed via a glass panel door, an attractive and inviting hallway, 2 x radiators, airing cupboard, external door to garden. Access to main loft area.

Front Bedroom 1



14' 9" x 12' 4" (4.50m x 3.76m) a large double bedroom with window to front, radiator, multiple sockets, room for large furniture.

Rear Bedroom 2

14' 8" x 15' 2" (4.47m x 4.62m) a large, airy double bedroom, window to rear patio, koi pond and garden, radiator. Multiple sockets, TV point.





Walk in wardrobe

Fitted cupboard comprising of a walk in wardrobe with storage area over.



Separate walk in hidden En Suite



3' 3" x 6' 9" (0.99m x 2.06m) with enclosed shower, w.c. single wash hand basin and vanity unit.

Family Bathroom

11' 5" x 12' 5" (3.48m x 3.78m) a large luxurious suite including panelled bath with shower fitments, w.c. single wash hand basin, bidet, large walk in shower, radiator, window to garden.





W.C

3' 4" x 4' 3" (1.02m x 1.30m) with w.c. single wash hand basin, radiator, tiled flooring, rear window.

Kitchen



15' 2" x 14' 1" (4.62m x 4.29m) Accessed from the hallway. With high quality range of Bespoke base and wall units, oak worktop, 1½ stainless steel sink and drainer with mixer tap, window to front, plumbing for washing machine and plumbing for dishwasher, fitted fridge freezer, tiled splash back, oil fired corner Stanley Rayburn (for heating, hot water and cooking), tiled flooring, space for table & chairs. Double doors into -

Lounge & Dining Room



13' 8" x 29' 2" (4.17m x 8.89m) a large living space with feature stone fireplace with multi fuel burner with stone surround and red quarry tiled hearth, dual aspect windows to

front and side, multiple sockets, 3 x radiators, space for dining table with room for 6+ persons table, wall lights, picture rail, double glass doors allowing excellent natural light leading into -

Sun Lounge

17' 7" x 112' 7" (5.36m x 34.32m) a glorious original structure overlooking the back garden, with windows on all sides and glazed French doors, a notable feature of the property with windows to all sides overlooking the garden, side double glass patio doors, radiator, tiled flooring, wall lights.





Loft Space

Part boarded loft with potential for conversion

EXTERNALLY

To the front

The property is approached from an adjoining quiet country lane to an elevated plot with brick paviour parking areas accessed via gated pillars with space for 5+ vehicles allowing access to the surrounding garden and garage areas, as well as the annexe.



THE ANNEXE



Accessed via the rear patio area and front forecourt providing 3rd bedroom accommodation or overflow accommodation or indeed Airbnb guest accommodation.

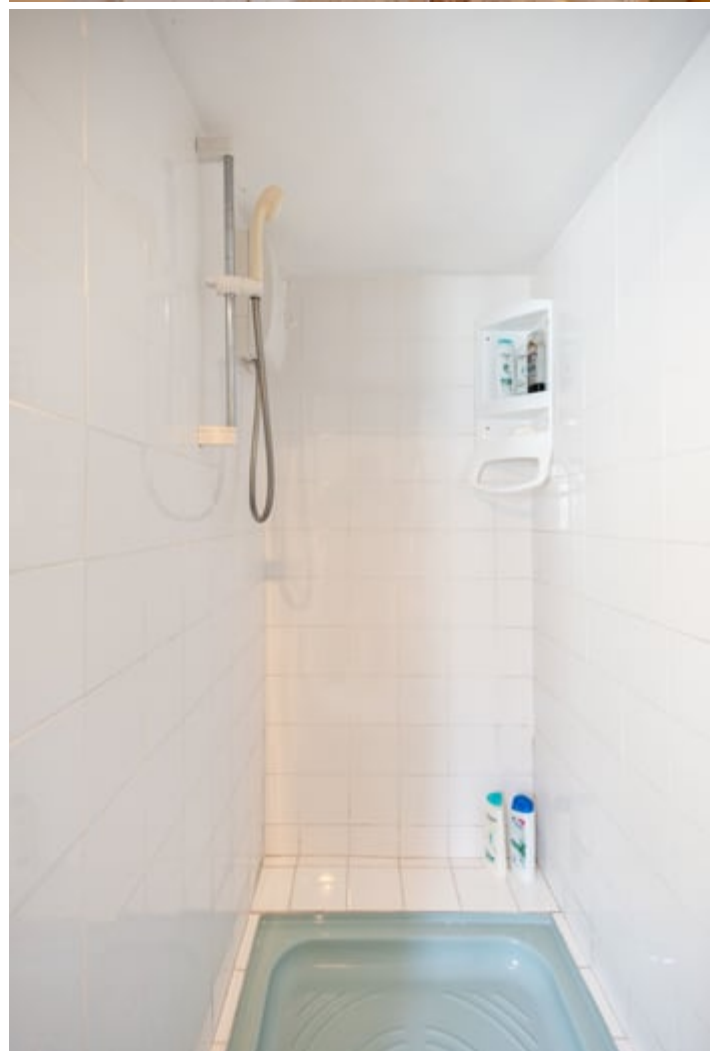
Accessed via - glass panel composite door into -

Bedroom/Living Room

18' 4" x 9' 9" (5.59m x 2.97m) having room for 3 beds with dual aspect windows to front and side, multiple sockets.



Shower room



8' 10" x 5' 8" (2.69m x 1.73m) with single wash hand basin, w.c. corner shower, part tiled walls, walk in wardrobe with shelving.

Double Garage

19' 5" x 13' 2" (5.92m x 4.01m) of block construction with 2 up and over doors, dual aspect windows to side and rear, multiple sockets, concrete base.



To the rear

Rear patio area, also accessible from the sun lounge. Enjoying a south facing elevation with decorative gravel and slab areas with feature fish pond overlooking the rear garden with steps up to the main lawned area with mature trees and planting to borders. An array of mature flower beds and shrubs.

Feature fish pond.

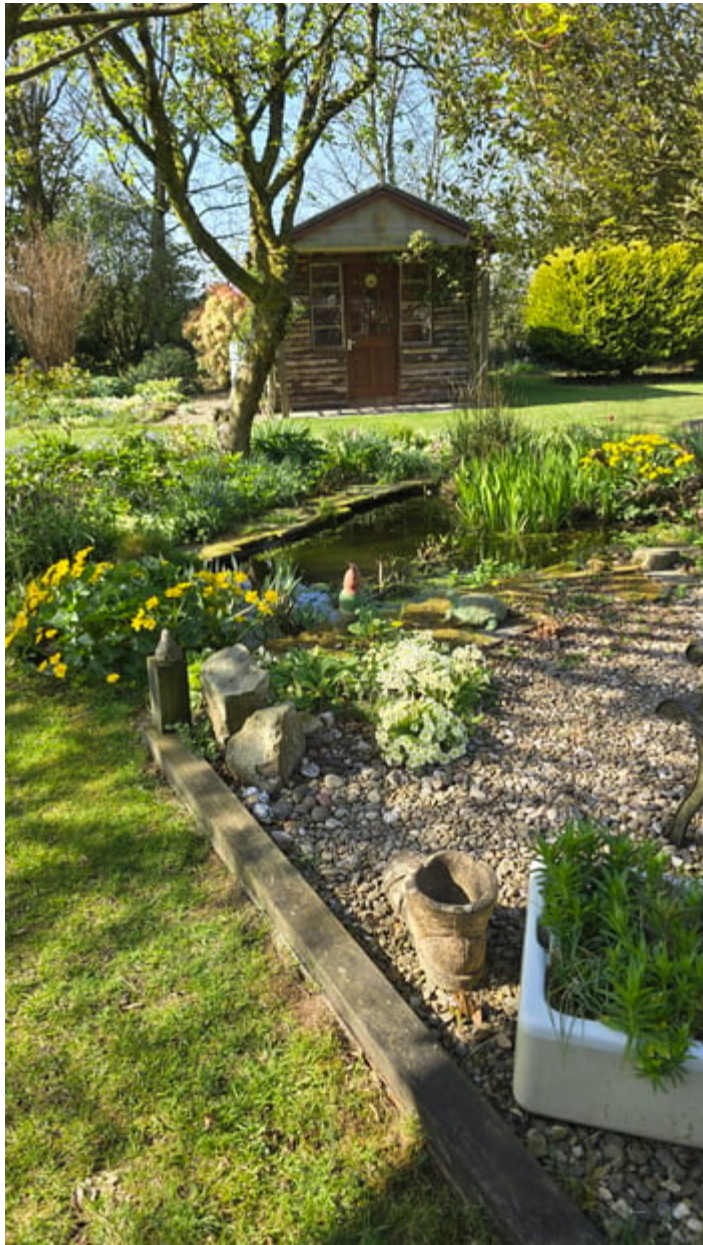




Log Cabin

16' 0" x 10' 0" (4.88m x 3.05m) With covered porch entrance.
Double glass doors into living/bedroom space.





Greenhouse





14' 0" x 8' 0" (4.27m x 2.44m) a modern aluminium greenhouse on a brick plinth.

Vegetable patches with mature well established array of vegetable beds.

Timber Garden Shed



8' 0" x 8' 0" (2.44m x 2.44m) of timber construction under a concrete base.

Orchard



With a range of fruit trees and located on the higher end of the property enjoying a southerly aspect including cherries, apple and pear trees.

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

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'.

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Services

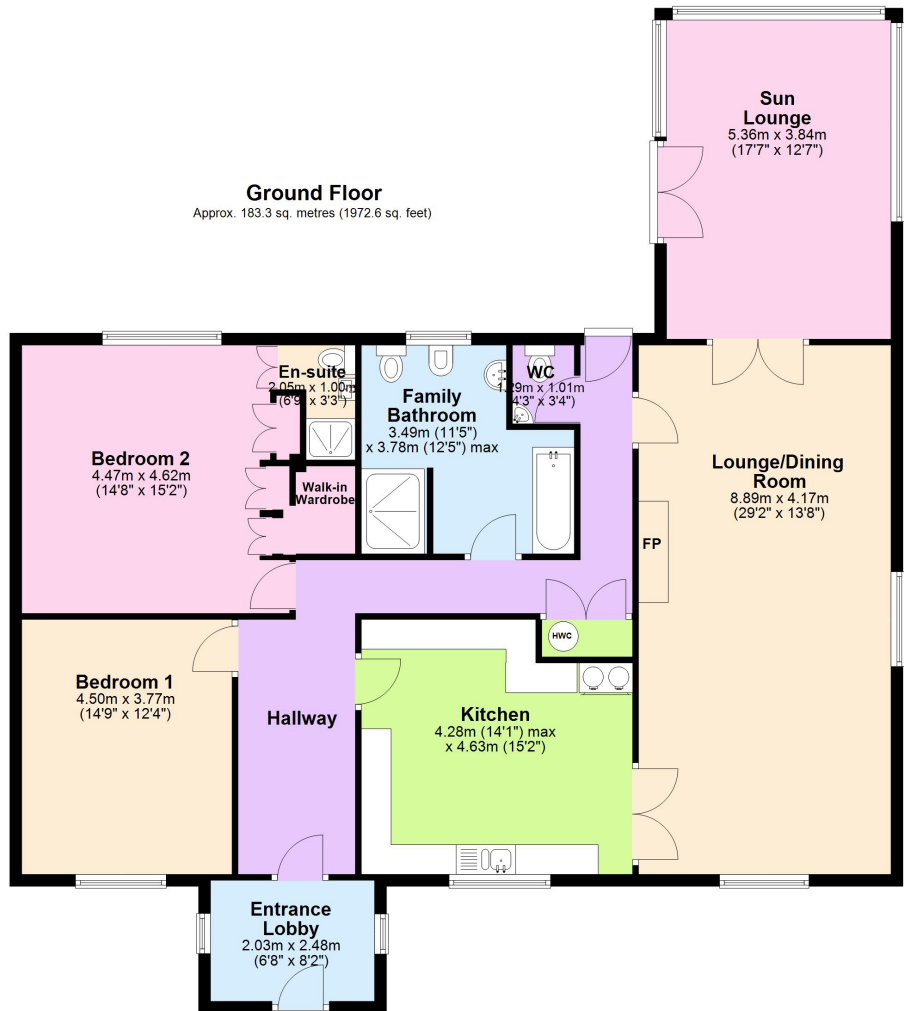
The property benefits from mains water and electricity. Private Drainage. Oil central heating.

Council Tax Band F (Ceredigion county council).



Ground Floor

Approx. 183.3 sq. metres (1972.6 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, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Berry Green, Blaencelyn, Near Llangrannog

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.

Mobile Signal

4G data and voice

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 south on the A487 from Synod Inn towards Cardigan, proceed for approximately 2 miles, passing the chapel and crossroads on your right hand side. Continue for a further 1 mile around a sharp bend and as you pass Gellie campsite, continue for another 500 yards, down the dip, taking the next right hand exit on the small crossroads onto a C Class road. Keep on this road for approximately ¼ of a mile taking the first left hand turning sign posted Blaencelyn and follow this road for some 1½ miles into the village of Blaencelyn until you reach a T junction. Bear left just after the church, turn left at the T junction proceed down this road for approx 200 yards and after passing the village shop on your right hand, the property is the next on the left hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(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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