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RICS



Since 1989

Spacious 4 bedroom family home with double garage. Set within 0.4 acres. Near Cwmttydu, Llangrannog and New Quay. West Wales.



Llys-Y-Wennol, LLwyndafydd, Llandysul, Ceredigion. SA44 6BX.

R/3993/RD

£495,000

**** Spacious 4 bedroom family home ** Double garage ** Off-road parking ** Set within 0.4 acres ** Countryside views
** Excellent standard of living accommodation ** 4 double bedrooms ** Sought after location with private setting ** A
wonderful countryside outlook ** Surrounded by agricultural fields ** Llangrannog, Cwmttydu and New Quay all within
10-15 minutes drive from the property ** A wonderful opportunity to secure a high quality family home within this
favoured coastal belt ****

The property is situated between the villages of Llwyndafydd and Caerwedros along the Cardigan Bay coastline. Caerwedros offers active village hall. Nearby Cross Inn offers village shop and post office, places of worship and public house. Bro Sion Cwilt community school is 5 minutes drive from the property. Nearby New Quay offers a wonderful array of local cafes, bars and restaurants, doctors surgery, primary school and sandy beaches. The Georgian harbour town of Aberaeron is within 15 minutes drive of the property with its comprehensive school, famous harbour, renowned restaurants and traditional high street offerings. The larger towns of Aberystwyth and Cardigan are all within 30 minutes drive of the property.



GENERAL

An exceptional family home set within wonderful countryside surroundings and a large plot measuring some 0.4 acres bound by mature trees and hedgerows offering a wonderful private setting.

The property was constructed by the current owners, is in need of modernisation in places but offers a wonderful level of living accommodation with supporting double bedroom spaces.

A large double garage is also provided along with private off-road parking from a gated and pillared front entrance to the property.

The property enjoys a wonderful outlook over the garden and adjoining countryside and must be viewed to be appreciated.

GROUND FLOOR

Entrance Hallway

12' 5" x 19' 9" (3.78m x 6.02m) accessed via glass panel door and side glass panels, laminate flooring, radiator, open staircase to first floor.



WC

WC, single wash hand basin.

Study/Potential Bedroom

8' 8" x 9' 7" (2.64m x 2.92m) potential double bedroom with window to front, radiator, laminate flooring, multiple sockets TV point, BT point, wall lights.



Kitchen



10' 7" x 17' 1" (3.23m x 5.21m) custom made oak kitchen with Formica worktop, Belfast sink with mixer tap, fitted Stoves oven and grill, electric hobs with extractor over, tiled splashback, fitted dishwasher, fitted fridge/freezer, breakfast bar with seating area, rear window to garden, tiled flooring, radiator, multiple sockets, open plan into dining room.

Side Utility Room

9' 6" x 10' 9" (2.90m x 3.28m) with a range of white base and wall units, washing machine connection, stainless steel sink and drainer with mixer tap, rear window and door to garden, radiator, under-larder storage space for appliances, tiled flooring, connecting door into:



Double Garage

19' 6" x 20' 1" (5.94m x 6.12m) with 2 x up and over doors to front, side window, housing oil combi boiler, rear window and access to loft.



Dining Room



11' 6" x 14' 9" (3.51m x 4.50m) accessed from the hallway and the kitchen with space for 6+ persons table, side glass patio door to side patio overlooking the garden, radiator, multiple sockets, wall lights, views over the garden and adjoining pond.

Lounge

17' 6" x 17' 6" (5.33m x 5.33m) with feature stone fireplace and surround, multi-fuel burner on slate hearth, laminate flooring, front window with views over the garden, sliding patio door to side patio and garden area, 2 x radiator, wall lights.





FIRST FLOOR

Gallery Landing

Accessed via custom made oak staircase, radiator.



Principal Bedroom 1

17' 6" x 18' 11" (5.33m x 5.77m) double bedroom suite with dual aspect windows to front and side overlooking garden and adjoining countryside, multiple sockets, radiator, fitted cupboards with shelving and radiator.



En-Suite

7' 7" x 5' 5" (2.31m x 1.65m) modern white suite including tiled corner shower, WC, single wash hand basin, Velux rooflight over, fully tiled walls, heated towel rail.



Rear Bedroom 2

11' 6" x 14' 8" (3.51m x 4.47m) double bedroom, dual aspect windows to rear and side overlooking adjoining fields, fitted wardrobes, radiator, multiple sockets.

Rear Bedroom 3

10' 7" x 11' 2" (3.23m x 3.40m) double bedroom, fitted wardrobes, rear window overlooking adjoining fields, multiple sockets, radiator.

**Rear Bedroom 4**

10' 7" x 13' 7" (3.23m x 4.14m) double bedroom, rear window overlooking adjoining fields, multiple sockets, radiator.

Bathroom

9' 9" x 9' 7" (2.97m x 2.92m) with corner shower, separate roll-top bath, WC, single wash hand basin, heated towel rail, tiled flooring, front window, tiled walls.

**EXTERNALLY**

To Front & Side





The property is approached via the adjoining county road through a pillared and gated entrance to a brick pave yard driveway leading to the front door and to the double garage with steps down to large extending front lawn area with mature planting to borders and wonderful tree line boundary with the adjoining road.

Side footpath leading onto raised side patio, also accessible from the lounge and dining room patio doors, being elevated and overlooking the adjoining garden to the side as well as the custom made fish pond with decking area and seating space fully orientated to maximise the outlook over the garden and adjoining countryside.



To Rear



The rear garden is laid to lawn with side footpath leading through to the oil tank and overlooking the adjoining fields.

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.

TENURE

The property is of Freehold Tenure.

Services

We are advised that the property benefits from mains water, electricity and drainage. Oil central heating.

Council Tax Band F.

Directions

From Synod Inn on the A487 head south and after some 1 mile you will reach a cross roads signposted Caerwedros adjoining the church. Take this right hand exit and continue for approximately 2 miles into the village of Caerwedros and at the village cross roads take the left hand turning signposted Llwyndafydd, Llangrannog and Cwmttydu and continue along this road and as you exit the village heading down hill the property is located on the right hand side as identified by the Agents' for sale board.