

**ESCAPE TO THE COUNTRY!** Superbly renovated, 4 bedroom character property. Potential home with an income. Perfect for multigenerational families. Set in just under 4 acres of garden &



**Brynderi, Llangoedmor, Cardigan, Ceredigion. SA43 2LR.**

**£580,000**

**A/5338/ID**

**\*\*RECENTLY REDUCED FROM £625,000\*\*** Escape to the country! **\*\*** Sympathetically renovated to the highest standards, 4 bedroom (1 en-suite) character property **\*\*** Potential home with an income **\*\*** Situated in just under 4 acres of landscaped garden & grounds **\*\*** Breathtaking views over open countryside **\*\*** Wildlife area with pond **\*\*** Perfect multigenerational family home **\*\*** Double glazing throughout **\*\*** Oil fired central heating **\*\*** Ample private parking **\*\*** Convenient location, close to the popular town of Cardigan **\*\*** Only 15 minutes from the popular heritage Cardigan Bay coastline **\*\***

Property comprises of - Entrance Hall, Sitting Room, Downstairs Shower Room, Open Plan Kitchen/Dining/Lounge area, Utility Room, Formal Dining Room. First Floor (in 2 sections) : Section 1 - 3 Double Bedrooms, Bathroom. Section 2 - Primary Suite with en-suite.

The property is situated on the fringe of the village community of Llangoedmor which lies 2 miles east of the popular market town of Cardigan on the Teifi Estuary. Only a few miles inland from the Cardigan Bay Heritage Coastline with many popular sandy beaches. Cardigan town offers a range of amenities including - local and national retailers, an array of restaurants, public houses, eateries, primary, secondary schools, sixth form college, places of worship and integrated Healthcare Centre. The property is approximately 45 minute distance from Carmarthen and the link to the M4 motorway.



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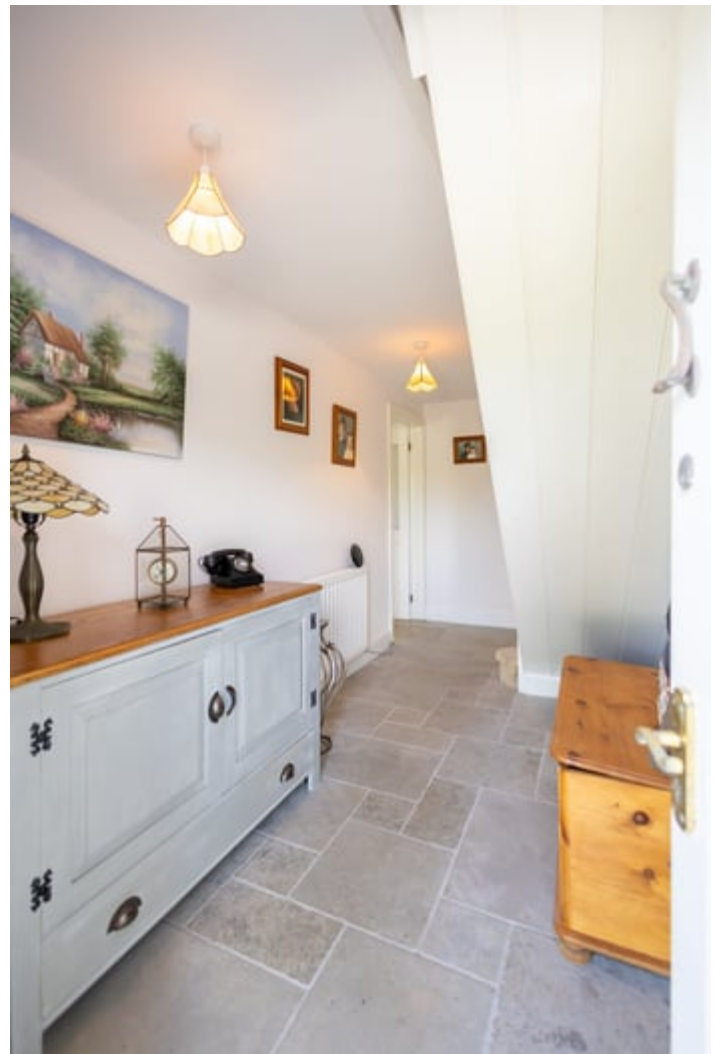
**CARMARTHEN**  
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## GENERAL

The current vendors have invested significant time and money in the complete renovation of this wonderful home. The work has been carried out to the highest order and sympathetically done. This includes oak beams, exposed stone walls, slate cills, an oak kitchen, open fire places, limestone flooring and much more. One of the main attractions of this property is its beautifully maintained garden and grounds with breathtaking rural aspect to the rear of the property and being south facing bringing an abundance of natural daylight. This certainly would be a home to cherish.

### Entrance Hall

14' 6" x 6' 7" (4.42m x 2.01m) via a half-glazed hardwood door with stained glass inset, limestone flooring, central heating radiator, stairs to first floor, panelling to half wall, slate step leading to -



### Cloakroom

### Sitting Room

14' 6" x 13' 4" (4.42m x 4.06m) A lovely cozy room with double glazed window to front and rear, exposed oak beams, limestone flooring, slate cills, 2 central heating radiators, TV point.





### Downstairs Shower Room

5' 7" x 5' 8" (1.70m x 1.73m) with a 3 piece white suite comprising of an enclosed shower unit with Triton T80 electric shower above, pedestal wash-hand basin, low level flush WC, central heating radiator, tiled flooring, frosted window to rear.



### Open Plan Kitchen/Dining Room/Lounge

12' 9" x 34' 3" (3.89m x 10.44m) A spacious open plan room with the kitchen comprising of free-standing oak base and wall cupboard units, granite working surfaces above, oak island unit with granite working surface, inset Belfast sink with mixer tap, Rangemaster electric oven with 5 ring gas hob above (subject to further negotiation). Tiled flooring, patio doors to side, double glazed window to rear, display cupboard units, Fridgemaster tall fridge/freezer (subject to further negotiation). This room flows into the lounge area with large Inglenook fireplace with oak mantel above, raised slate hearth, exposed stone surround, central heating radiator, double glazed window to front, half glazed exterior door, tiled flooring.



### Utility Room

9' 7" x 10' 4" (2.92m x 3.15m) with hardwood stable door to side, double glazed window to side and rear, plumbing for automatic washing machine, tumble dryer and Bosch dishwasher, Worcester oil fired combi boiler, stainless steel drainer with hot/cold taps. Door leading to -



### Walk-in Cupboard

Housing the pressurised hot water tank and shelving.

### Formal Dining Room

9' 9" x 14' 2" (2.97m x 4.32m) with double glazed window to

front, central heating radiator, limestone flooring, exposed brick fireplace, slate hearth, central heating radiator, exposed stone wall.



## FIRST FLOOR

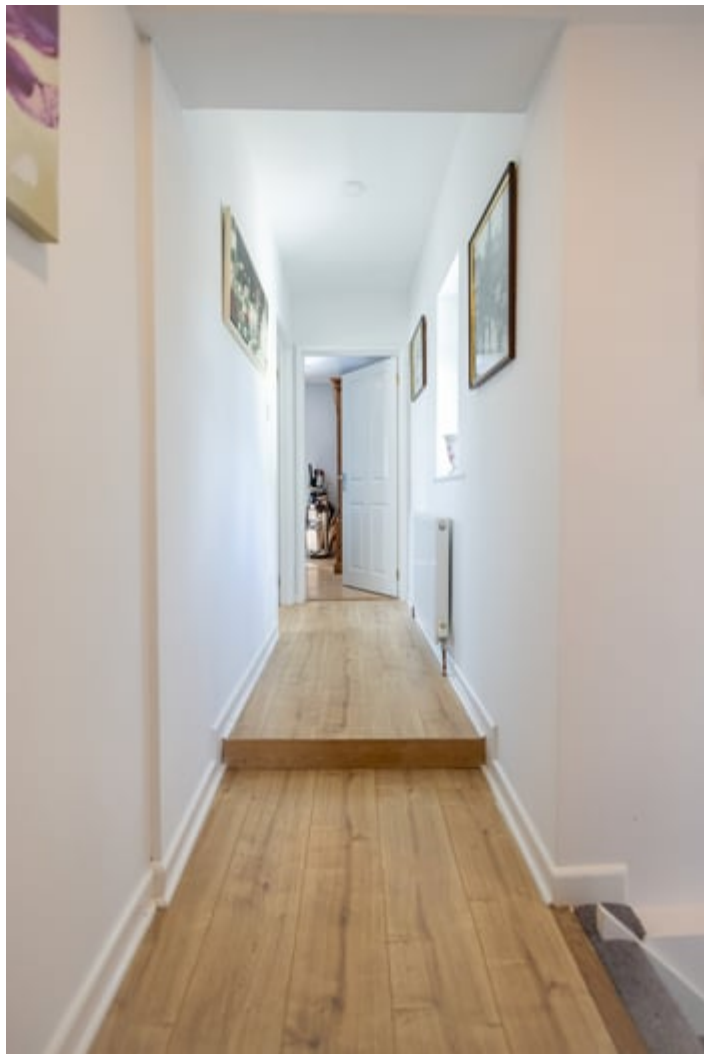
### Central Landing

Please note - there are 2 sections to the first floor.



### Section 1 Landing

3' 10" x 15' 8" (1.17m x 4.78m) with double glazed window to side, central heating radiator, access hatch to loft.



### Front Double Bedroom 1 (currently used as a gym)

9' 8" x 11' 5" (2.95m x 3.48m) with double glazed window to front, lovely country views, central heating radiator, wood effect laminate flooring.



### Front Double Bedroom 2

16' 4" x 13' 0" (4.98m x 3.96m) with double glazed window to front, central heating radiator, wood effect laminate flooring, spotlights to ceiling.



### Modern Bathroom

9' 6" x 8' 3" (2.90m x 2.51m) with a modern white suite with enclosed double corner shower unit with mains shower above, panelled bath with mixer tap, pedestal wash-hand basin, dual flush WC, stainless steel heated towel rail, tiled flooring, half tiled walls, panelling to half wall, extractor fan, spotlights to ceiling.



### Rear Double Bedroom 3

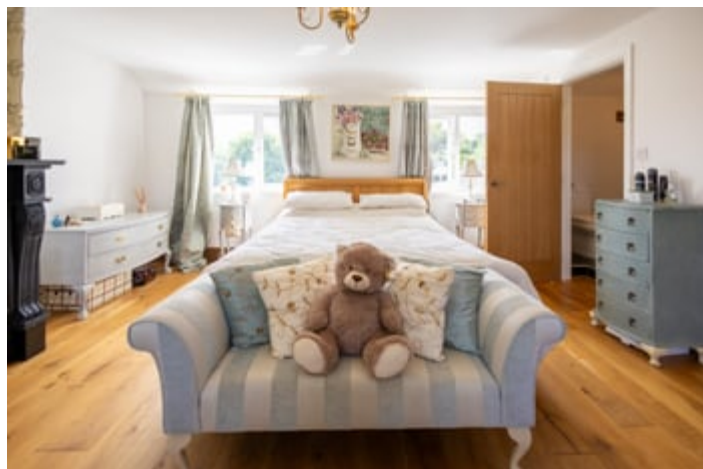
13' 2" x 9' 5" (4.01m x 2.87m) with double glazed window to rear with views over the garden, wood effect laminate flooring, central heating radiator, spotlights to ceiling, access hatch to loft.





## Section 2 - Primary Bedroom Suite

16' 4" x 16' 7" (4.98m x 5.05m) accessed via a separate staircase from the entrance hall. Lovely primary bedroom suite with double glazed window to front with views over open countryside, 2 double glazed windows to rear overlooking the garden & grounds, fireplace with ornate surround, engineered oak flooring, central heating radiator, doors into -



## En-suite

7' 0" x 6' 3" (2.13m x 1.91m) with a modern 3 piece suite comprising of a corner walk-in shower with mains shower above, gloss white vanity unit with inset wash-hand basin, dual flush low level WC, tiled floor and walls, stainless steel heated towel rail, extractor fan.



## EXTERNALLY

### Lean-to/Workshop

14' 6" x 15' 8" (4.42m x 4.78m) insulated room with recently installed uPVC external door. Ideal workshop, gym space, electric connected.

### Timber Workshop 1

11' 8" x 17' 8" (3.56m x 5.38m) insulated timber frame with Celotex insulation, electric connected, 2 x stable doors, outside light.



### Outside Garden Shed

10' 0" x 10' 0" (3.05m x 3.05m) with double doors to front, being timber frame under a box profile roof.



### Timber Workshop 2

18' 0" x 11' 0" (5.49m x 3.35m) with double doors to front, timber frame with box profile roof.



### To the front -

The property fronts the B4570 which is a convenient position between Cardigan and Newcastle Emlyn, there is also a separate entrance onto the paddock. Lawned front forecourt and porch area.



### To the rear -

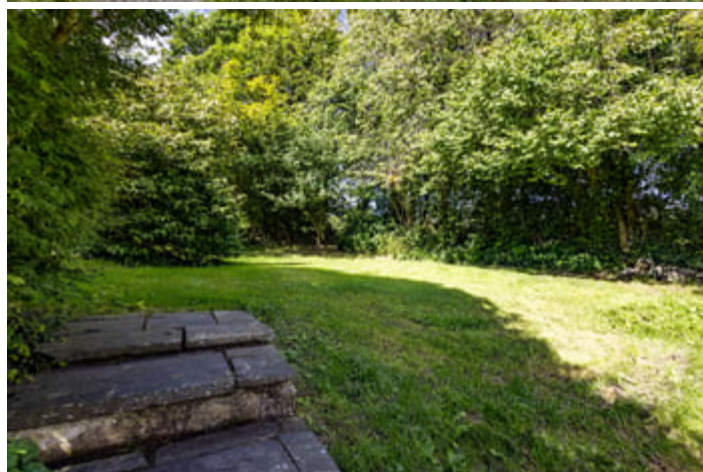
The property sits in just under 4 acres of garden and grounds which has been immaculately maintained and is mostly laid to lawns with many mature trees, shrubs, flowers, hedgerows (with a variety of species). The rear of the property enjoys a sunny south facing aspect with glorious views over open countryside. There is also a fenced in wildlife area which includes a pond and being a haven for local wildlife. There are 6 separate water connections conveniently positioned around the garden and grounds.

Patio area laid to slabs, making the most of the rural aspect. Nearby is a smaller wildlife pond.

Directly to the rear of the property is a lovely patio area with exposed stone and slate walls surround, with side garden area, mostly laid to lawn with fruit trees including apple and cherry trees.







## 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.

## Services

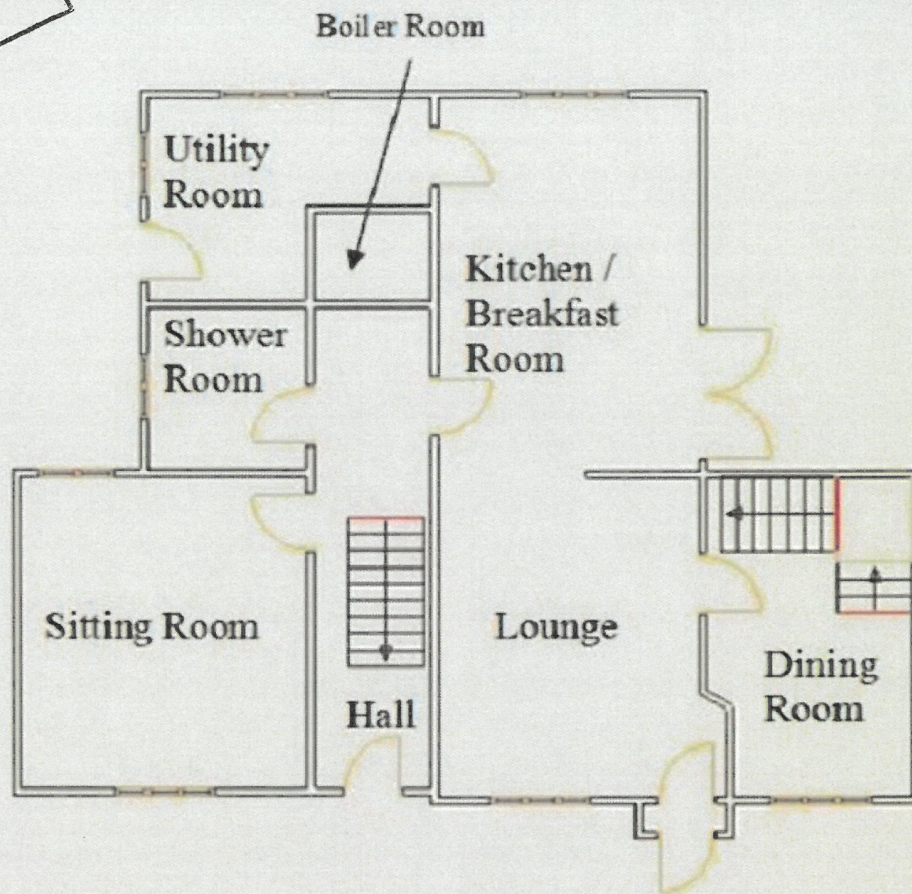
We are advised the property benefits from mains water and electricity. Oil fired central heating. Private drainage to septic tank.

Council tax band - E Ceredigion county council.

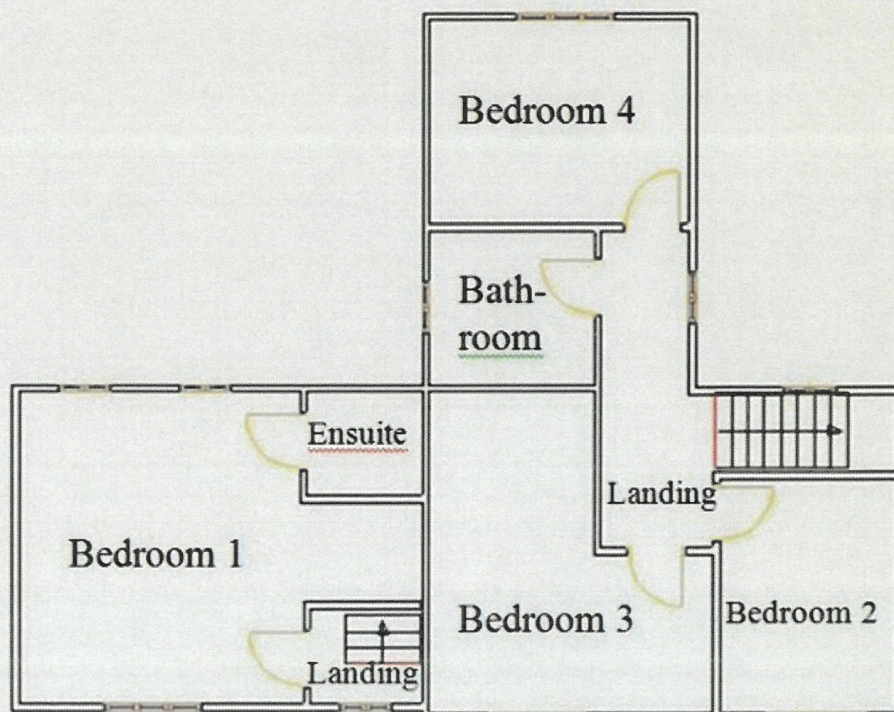
Tenure - Freehold.

FOR IDENTIFICATION  
PURPOSES ONLY

Ground Floor



First Floor



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** None.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**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

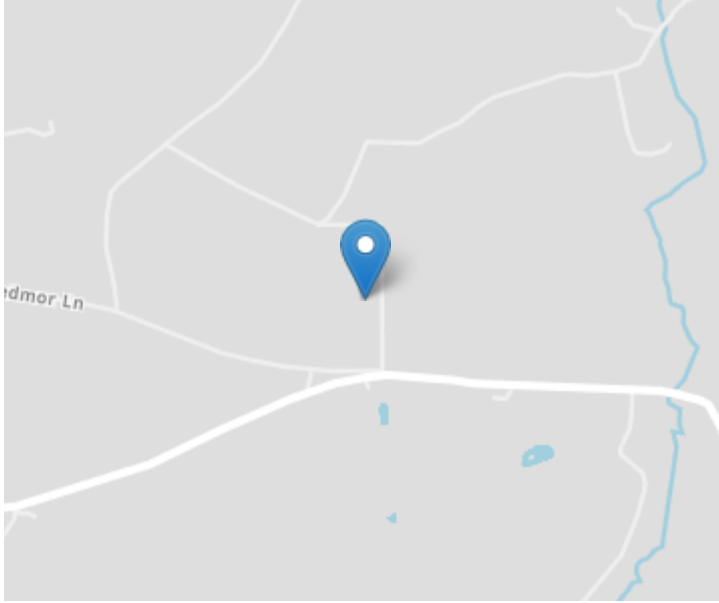
**Mobile Signal**

4G data and voice

### Existing Planning Permission

Title: Creu ffordd fynediad a man parcio Formation of access & parking area, Submitted Date: 20/04/2006 00:00:00, Ref No: A060509,


Decision: APPROVED SUBJECT TO CONDITIONS, Decision Date: N/A



## Directions

Travelling from Cardigan towards Newcastle Emlyn on the A484. Just after leaving Parc Teifi, take the fork left turning on the B4570 road. Continue on this road, through Llangoedmor for approximately 2 miles and the property can be seen on the roadside on the right hand side.

## Energy Efficiency Rating

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