

Attention 1st time buyers. Cosy 2 bedroom cottage. On the fringes of Llangrannog with extended rear garden and character property in a wonderful setting. Llangrannog. Cardigan Bay.



Rhydnanty, Llangrannog, Ceredigion, West Wales. SA44 6RP.

£285,000

R/4868/RD

**** NO ONWARD CHAIN **** Attention 1st time buyers ** Attention those who are seeking to downsize ** Character 2 bedroom cottage ** Set within large commodious plot ** 2 garages ** Off-road parking ** Private amenity area ** 5 minute drive to Llangrannog and Penbryn ** Nearby primary school and village shop ** Close proximity to the Urdd Camp at Llangrannog ** Wealth of original character features ** Peaceful and tranquil setting ** A rare opportunity to secure such a character property on the fringes of Llangrannog that must be viewed to be appreciated **

The property is situated on the edge of Llangrannog which offers local cafes, bars, restaurants and sandy beaches. Nearby Brynhoffnant offers award winning village shop and post office, public house, primary school, places of worship and good public transport connectivity to wider centres of Aberaeron and Cardigan. The estuary and market town of Cardigan offers a wider range of amenities and services including secondary school and sixth form college, community hospital, cinema and theatre, leisure facilities, traditional high street offerings, retail parks, supermarkets and employment opportunities.



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GENERAL

An impressive character cottage set within a large plot providing a wonderful private setting to the property.

The property is set in its original character form with a wealth of features throughout including original tongue and groove panelling, beams to ceilings, flooring and fireplaces.

Externally the property benefits from 2 garages. To the rear of the main house is an extended rear garden area, a notable feature of the property with a wonderful aspect over the adjoining fields towards the coast.

The accommodation provides more particularly as follows:

Entrance Hallway

7' 8" x 4' 4" (2.34m x 1.32m) accessed via glass panel uPVC door, understairs cupboard, original tongue and groove panelling to walls, night storage heater.



Sitting Room

8' 4" x 13' 4" (2.54m x 4.06m) with painted brick fireplace and surround, window to front, multiple sockets, TV point, glass door to rear garden and patio area, night storage heater.



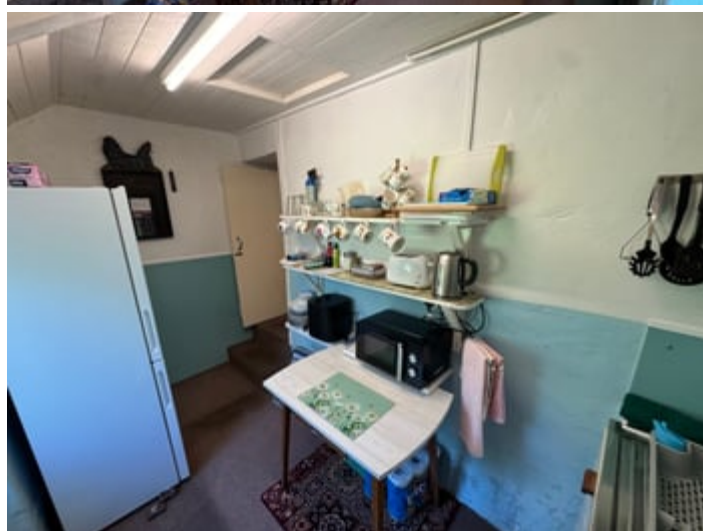
Dining Room

10' 3" x 13' 9" (3.12m x 4.19m) with cream Aga (solid fuel used for cooking and hot water), original alcove cupboards, window to front, multiple sockets, night storage heater, painted beams to ceiling, steps leading down into:



Kitchen

12' 6" x 6' 1" (3.81m x 1.85m) located at the rear of the property with a range of base units with sink and drainer, space for electric cooker, window and glass door to garden, tongue and groove panelling to ceiling, space for fridge/freezer.





FIRST FLOOR

Landing

With window to half landing, access to loft.



Front Bedroom 1

8' 5" x 13' 4" (2.57m x 4.06m) double bedroom, window to front, multiple sockets.



Bathroom

With 5'8" shower with side glass panel, window to front, WC, single wash hand basin.



Rear Bedroom 2

11' 8" x 13' 4" (3.56m x 4.06m) double bedroom, window to front, airing cupboard with hot water cylinder, shelving and immersion heater.





EXTERNAL

To Front

The property is approached from the adjoining country lane into a tarmacadam driveway with space for vehicle parking and access to:



Single Garage

18' 0" x 10' 0" (5.49m x 3.05m) timber frame construction with steel up and over door to front, cement fibre cladding to walls and roof, concrete base.



Side Outbuildings

Located on the end of the house, stone and block outbuilding under cement fibre roof currently split into 2 rooms with coal and log store to rear and garage to front -

Log Store

7' 9" x 11' 7" (2.36m x 3.53m)

Garage



16' 5" x 9' 5" (5.00m x 2.87m) with double timber doors to front, multiple sockets, concrete base, side window.

Garden

Extended from the kitchen area and the rear patio from the lounge is a wonderful mature garden bound by hedgerows and mature trees with pockets of raised vegetable beds, seating areas and a central path leading to an extended garden area laid to lawn providing a great opportunity to put your own stamp on the garden space.





Zinc Outbuilding



5' 8" x 14' 3" (1.73m x 4.34m) timber frame with zinc cladding to all sides currently used as a log store.

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

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'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

The property benefits from mains water and electricity. Private drainage. Solid fuel and electric heating.

Council tax band D.

Tenure - Freehold.

MATERIAL INFORMATION

Parking Types: Driveway.

Heating Sources: Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

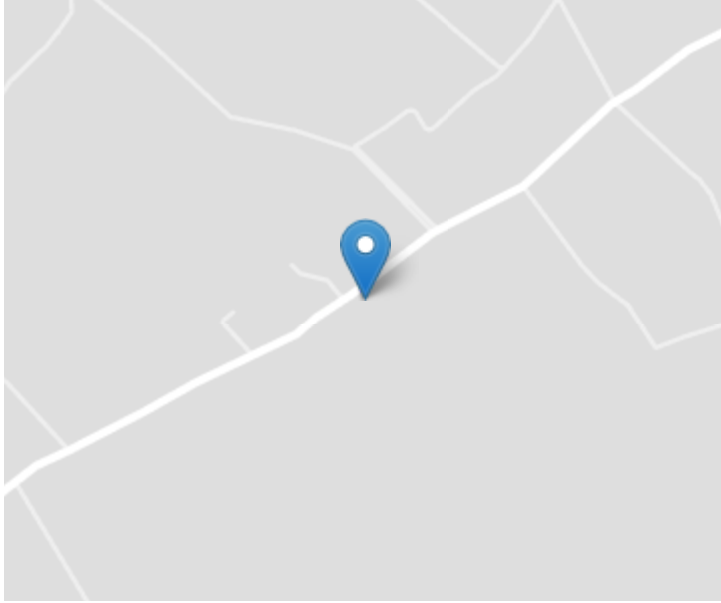
Any risk of coastal erosion? No

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

From Brynhoffnant village centre head north on the B4334 road signposted Llangrannog and proceed for approximately 1½ miles passing through the first crossroads until you reach the next crossroads signposted Llangrannog and Pontgarreg. Take the left hand turning at this crossroads onto a quiet country lane and proceed for approximately ½ mile and the property is the first on the left hand side as identified by the Agents for sale board.

For further information or
to arrange a viewing on this
property please contact :

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