

Character, spacious 4 bedroom detached dwelling. Blaencelyn. Nr Llangrannog/Cwmtydu/New Quay. Cardigan Bay. West Wales.



Brynhyfryd, Blaencelyn, Llandysul, Ceredigion. SA44 6DE.

£425,000

R/4172/RD

**** Character 4 bedroom detached dwelling ** Fully redecorated ** Original character features throughout ** Quiet coastal hamlet ** Spacious level of accommodation ** Coastal & Countryside views ** 5 minutes Cardigan Bay coastline at Cwmtydu and Llangrannog ** South facing garden ** New utility room ** New flooring ** Off-street parking ** Large private plot ** Great opportunity to purchase a distinctive local character property****

The property is situated within the hamlet of Blaencelyn being conveniently positioned between the popular sandy coves of Cwmtydu and Llangrannog. The larger village of Brynhoffnant is some 10 minutes drive away with its popular local primary school, village shop and petrol station, public houses, pizza takeaway and connection to the A487 and public transport. The larger town of Cardigan is some 20 - 30 minutes drive to the south.



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Entrance Hallway

via hardwood door with:



Side WC

WC, single wash hand basin and vanity unit, tiled flooring, spotlights to ceiling.



Utility Room

8' 8" x 6' 5" (2.64m x 1.96m) with washing machine connection, storage cupboards, oak flooring, side window, stainless steel sink and drainer with mixer tap, heater.



Sitting Room

13' 8" x 16' 4" (4.17m x 4.98m). Large family living space forming part of a recent extension to the property with dual aspect windows to side and rear, oak flooring, 2 x radiators, oak flooring, multiple sockets, TV point, spotlights to ceiling, open plan and steps leading up to:



Dining Room and Lounge

24' 9" x 14' 7" (7.54m x 4.45m) Large open space with 2 x windows and door to front overlooking garden and being south facing allowing excellent natural light, patterned brick flooring, 3 x radiators, exposed painted beams to ceiling, under-stairs cupboard, multiple sockets, TV point, feature stone wall with log burner and surround, open oak staircase to first floor.



Kitchen

13' 8" x 11' 3" (4.17m x 3.43m) Recently installed modern sky

blue kitchen with wood effect worktop, 1½ Belfast sink with mixer tap, original inglenook fire surround housing an electric cooking range, fitted fridge/freezer, plus under-counter freezer, dishwasher, dual aspect window to front and side, exposed beams and 'A' frames to ceiling, Velux rooflight, radiator.



Study/ Bedroom 4

13' 6" x 10' 4" (4.11m x 3.15m). Stepped down from the main Lounge area to a double bedroom with triple aspect windows to front, rear and side, 2 x radiator, access to loft, multiple sockets, TV point, sea views in distance



First Floor

Landing

via new solid oak staircase.

Principal Bedroom

15' 6" x 10' 4" (4.72m x 3.15m) Double bedroom, 2 x windows to front with views over garden, painted 'A' frames and beams to ceiling, painted stone walls, 2 x radiator, new carpet, crog loft storage area over, fitted cupboards.



Dressing Area

13' 8" x 7' 3" (4.17m x 2.21m) with a range of fitted cupboards with venetian style doors, window to front garden, new carpet flooring, exposed beams to ceiling, multiple sockets.



Inner Hallway

Stepped down from the main landing area with oak flooring, airing cupboard.

Bedroom 2

9' 9" x 14' 6" (2.97m x 4.42m) Double bedroom, dual aspect windows to rear and side with coastal and countryside views, spotlights, multiple sockets, 2 x radiator.



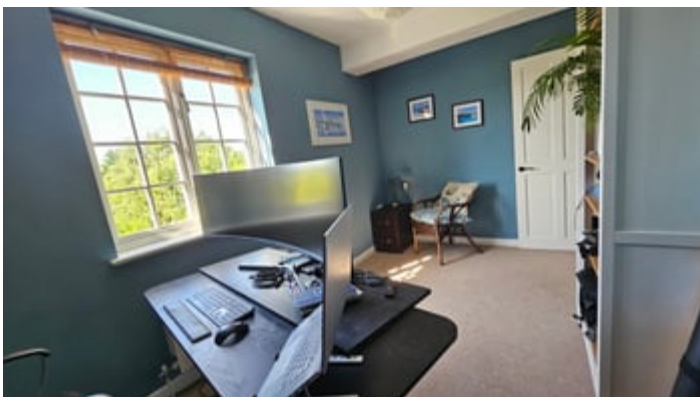
En-Suite

With WC, tiled corner shower unit, single wash hand basin and vanity unit, tiled flooring, spotlights to ceiling.



Bedroom 3

13' 7" x 7' 9" (4.14m x 2.36m). Double bedroom currently used as a study, rear window with countryside views over the adjoining fields, radiator, multiple sockets.



Family Bathroom

9' 7" x 6' 1" (2.92m x 1.85m). Large bathroom with modern white bathroom suite including feature roll top bath, tiled corner shower unit, WC, single wash hand basin, side window, oak flooring, heated towel rail.



EXTERNAL

The property runs alongside the adjoining county road with private means of parking to the rear of the dwelling.

Please note that at this point that an agricultural rights of access is allowed into the adjoining paddock although this has not been used for a number of years.



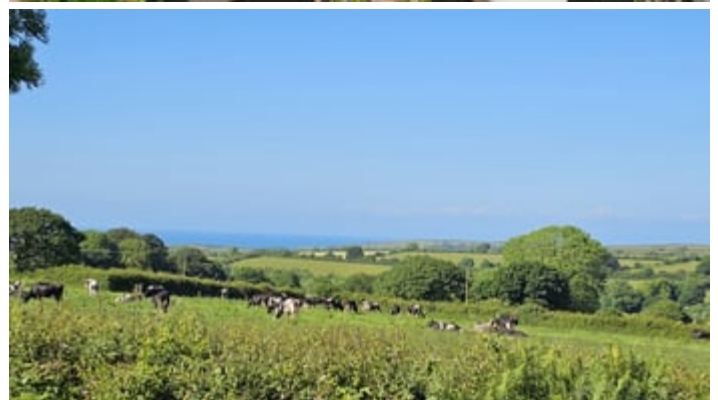
Garden

Stepped up from the adjoining road into a private enclosed garden area with mature trees, hedgerows and planting to all sides with south facing rear patio providing wonderful seating area to enjoy the mature garden.

Various pockets of seating areas, planting and grassed areas exist surrounding the property.

New raised decking area with outlook over the garden, adjoining fields towards the coast.

To the side of the house is an extended lawned area, also accessible from the side parking area with space for vegetable garden. Oil tank, 2 garden sheds all enjoying a peaceful outlook over the adjoining fields.



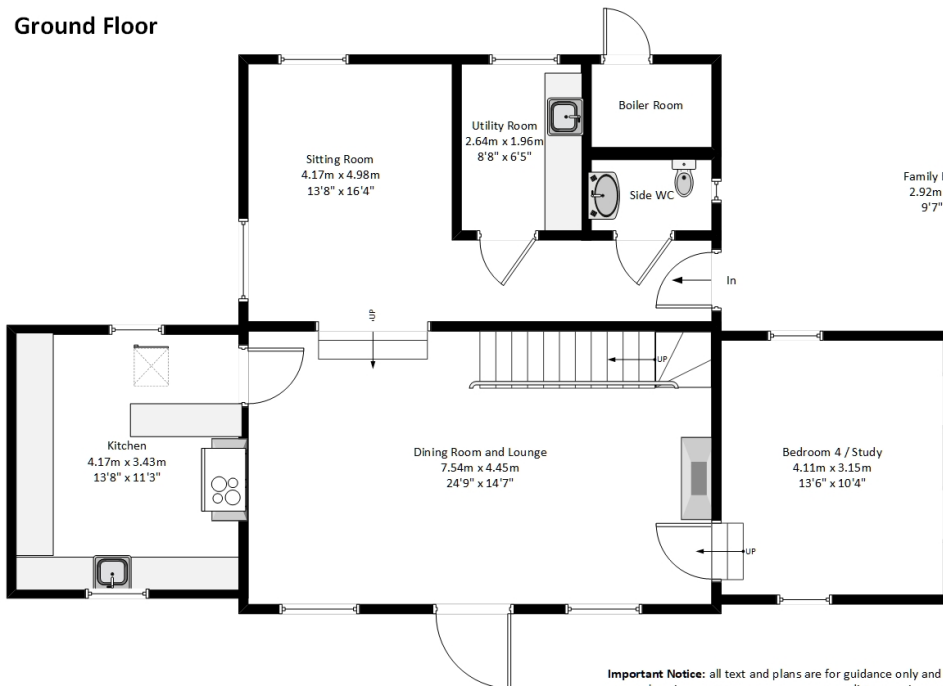
Services

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

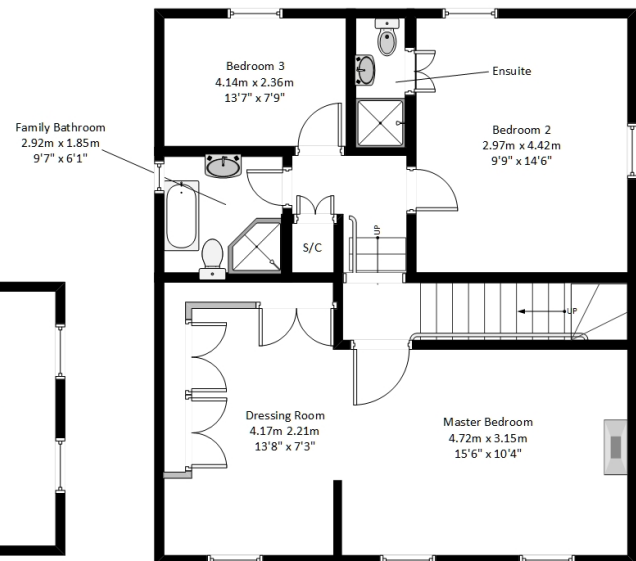
We are informed the property is of Freehold Tenure and will be vacant on completion.

The property is listed under the Local Authority of Ceredigion County Council. Council Tax Band for the property - E. £2,172 per annum.

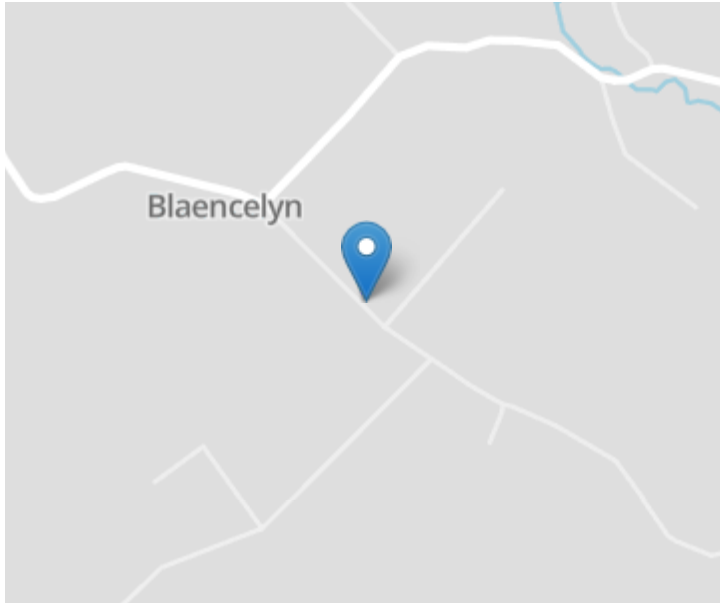
Ground Floor



First Floor




Important Notice: all text and plans are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate.



Directions

Travelling along the main A487 coastroad south west from Aberaeron towards Cardigan. Follow the course of the road as far as the village of Plwmp. At Plwmp crossroads turn right onto a 'C' class road. After ¼ mile take a left at the 'T' junction, then after a further ½ mile take a fork left road signposted Blaencelyn. Follow the course of the road into the village of Blaencelyn, as you enter the village you will see a left hand turning and just beyond that turning you will see Brynhyfyrd located on the left hand side before you reach a row of bungalows and the former church.

Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | 87 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 52 | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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