

*Idyllic 10 ACRE Smallholding in picturesque wooded valley location. Near Llangrannog - Cardigan Bay, West Wales.*



**Glandwr Isaf, Brynhoffnant, Llandysul, Ceredigion. SA44 6DY.**

**£475,000**

**Ref A/5463/ID**

**\*\*Idyllic 2 bed cottage\*\*Set in 10 acres of grounds\*\*Recently renovated to a high standard\*\*Potential for further extension/conversion (stc)\*\*Peaceful and tranquil position\*\*Only a 10 minute drive from the coast at Llangrannog, Tresaith and Penbryn\*\*An ideal lifestyle opportunity\*\*Borders stream\*\*Lovely rural views over open countryside\*\***

The accommodation provides - front entrance porch, open plan lounge/dining room, galley kitchen, shower room. First floor - 1 bedroom leading through to the master bedroom.

The property is situated within a quiet rural setting being on the fringes of the popular coastal village of Brynhoffnant, being conveniently positioned on the A487 coast road boasting a popular shop, petrol station, local primary school and recently opened restaurant. Also only a mile from the A487 public transport route. The picturesque cove of Llangrannog is only a 10 minute drive from the property and the larger town of Cardigan is some 20 minutes to the south with a wider range of local and national retailers, community hospital, primary and secondary schooling and a wealth of day to day facilities and services.



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## GENERAL

The property has undergone an extensive renovation programme since the vendors purchased the property and now offers charming accommodation full of character up to modern day standards. The vendors have explored the option of opening a caravan/camping site and believes this to be possible - subject to consents.

They have renovated a stone shed into a shower/toilet room in case anyone wants to pursue this.

The adjoining stone outbuilding is ideal for home office, holiday cottage and has the potential for its own private garden - subject to consent.

The setting and the accommodation must be viewed to be appreciated.

## GROUND FLOOR

### Entrance Porch

6' 3" x 4' 4" (1.91m x 1.32m) via recently installed composite door, double glazed window to front and side. Slate tile flooring, half glazed hardwood door into -



## Lounge/Dining Room





13' 4" x 22' 7" (4.06m x 6.88m) a character room with multi fuel stove on a slate hearth with ornate surround, slate tiled flooring, exposed beams, 2 electric heaters, wall lights, 2 double glazed windows to front, stairs rising to first floor. Half glazed double doors into -



### Galley Kitchen

11' 6" x 6' 6" (3.51m x 1.98m) a recently installed good quality kitchen comprising of fitted base and wall cupboard units with quartz working surfaces and upstand above, 1½ stainless steel drainer sink with mixer tap, Belling farmhouse, electric oven, 4 ring ceramic hob, double glazed window to side, spot lights to ceiling. Door into larder unit and slate tile flooring.





## Shower Room



6' 0" x 8' 6" (1.83m x 2.59m) a modern white suite comprising of an enclosed shower unit with Triton electric shower above, vanity unit with inset wash hand basin, concealed w.c. plumbing for washer dryer, heated towel rail, extractor fan.

## FIRST FLOOR

### Bedroom 1

13' 4" x 11' 4" (4.06m x 3.45m) Previously used as a bedroom now used as a landing area with exposed flooring, double glazed window to front electric heater. Door into -





### Master Bedroom 2

11' 4" x 13' 6" (3.45m x 4.11m) with double glazed window to front and side, exposed timber flooring, electric radiator.



### EXTERNALLY

### Stone Outbuilding



12' 9" x 23' 5" (3.89m x 7.14m) with zinc roof, potential for conversion to study/office/annexe/holiday accommodation (subject to the necessary consents).

### Potential Showers/Toilet Block

The old stone shed has previously been used as a chicken coop, has been developed into a shower and toilet facility with enclosed shower with electric shower above, low level flush w.c. and pedestal wash hand basin.





### **The Driveway**

The driveway has space for multiple vehicles.

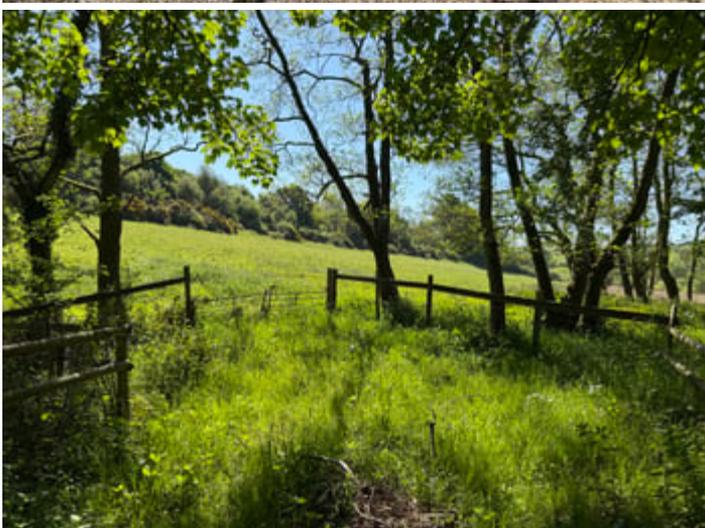
### **The Land**

The property sits in approximately 10 ACRES of land being south facing land intersected by the Afon alongside the eastern boundary.

The land is gently sloping divided as five paddocks and laid to grazing land however potential purchasers could explore options to diversify and again look further into opening a caravan/camping possibilities.

The land benefits from private water supply located centrally within the land and connected to the house. The land is predominantly used for grazing cattle.





## 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](mailto:aberaeron@morgananddavies.co.uk)

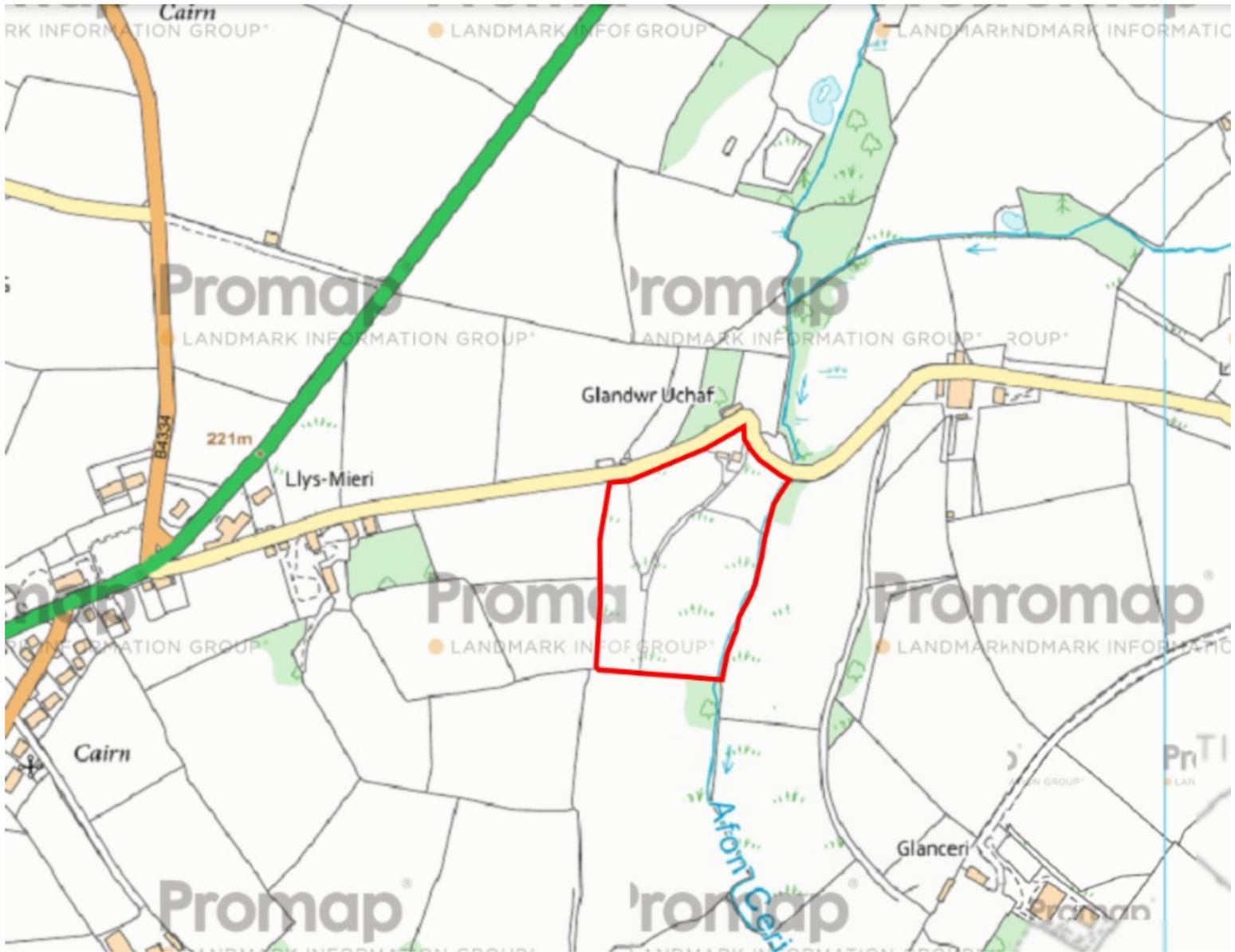
All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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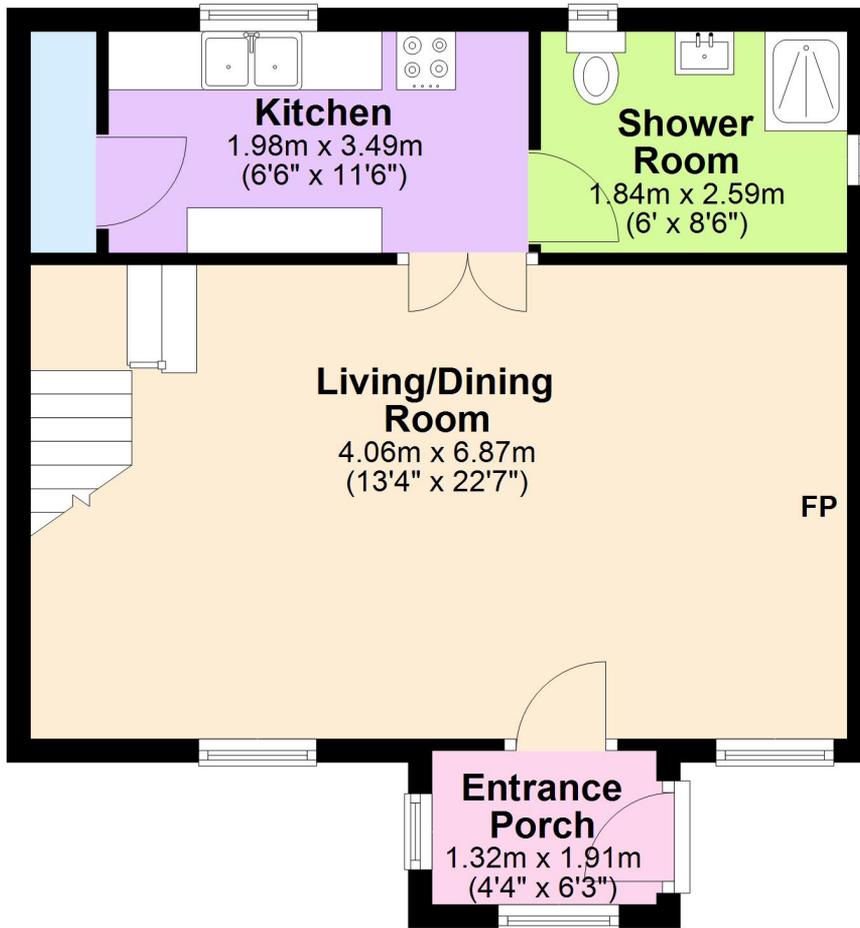
## Services

The property benefits from private water and drainage. Mains Electricity.

Council Tax Band C (Ceredigion County Council).



## Ground Floor



## First Floor



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.

**Glandwr Isaf, Brynhoffnant**

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** Private.

**Heating Sources:** Electric.

**Electricity Supply:** Mains Supply.

**Water Supply:** Private Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** F (36)

**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 from Synod Inn on the A487 proceed through the villages of Plwmp and Pentregat and into Brynhoffnant. Passing the petrol station on your left hand side, take the immediate left hand turn back on your self onto a quiet country lane and continue down this road for approximately 500 yards passing Glandwr Uchaf on your left and having gone round a sharp bend Glandwr Isaf is located immediately on your right hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>100</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

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