

Regulated by:



RICS



Since 1989

Attractive and cosy country period cottage. Offering 3 bedroom accommodation with large garden, outbuildings and private parking. Brongest, near Newcastle Emlyn. 15 minutes Cardigan



Sycar Isaf, Brongest, Newcastle Emlyn, Ceredigion. SA38 9ET.

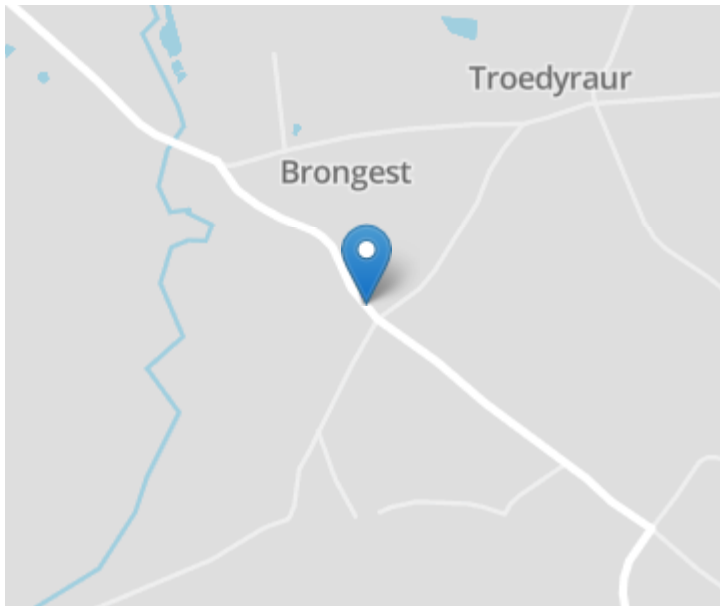
R/4039/RD

£265,000

**** Charming and cosy 3 bedroom period cottage ** Set within large plot ** South facing garden ** Central village location ** Fully refurbished in recent times ** Good quality fixtures and fittings ** Deceptively spacious accommodation ** Large garden to rear enjoying wonderful countryside outlook ** Period and character features ** Great standard of living accommodation ****

Modern heating system ** Immaculately presented ** Peaceful and tranquil setting within this popular rural village ** 15 minutes to the Cardigan Bay coastline ** ATTENTION 1ST TIME BUYERS - A GREAT OPPORTUNITY TO GET ON THE HOUSING LADDER **

The property is situated within the rural village of Brongest being on the edge of this rural community with attractive countryside views. Being only 3 miles north of the market town of Newcastle Emlyn offering a good level of local amenities and services including primary and secondary schools, local cafes, bars, traditional high street offerings, good leisure facilities and conveniently positioned along the banks of the River Teifi. The Cardigan Bay coastline is some 15 minutes drive from the property at Aberporth or New Quay and offers access to Blue Flag sandy beaches and the popular coves of Penbryn, Tresaith and Llangrannog. The property is also convenient to a number of other towns including Aberaeron, Cardigan, Llandysul, Carmarthen and the M4 to the south.



slate hearth with oak mantle over, window to front, multiple sockets, radiator, TV point, understairs cupboard.



GENERAL

A property of exceptional quality and finished to the highest order having been recently refurbished with no expense spared.

The property sits within a large, deceptively spacious plot providing off-road parking to the front with a useful outbuilding and side footpaths leading through to a south facing rear patio and lower garden area overlooking the adjoining fields with side vegetable patches.

A truly great 1st time buyer opportunity or for those seeking to downsize and must be viewed as soon as possible.

ACCOMMODATION

Front Porch

Accessed via covered porch and new composite door into:



Lounge

11' 5" x 16' 9" (3.48m x 5.11m) with feature log burner on



Ground Floor Bedroom 1

7' 5" x 12' 1" (2.26m x 3.68m) double bedroom, window to front, radiator, multiple sockets, fitted wardrobes (could potentially be used as a study).



En-Suite

14' 5" x 5' 4" (4.39m x 1.63m) with panelled Jacuzzi bath, side window, WC, single wash hand basin, tiled walls, heated towel rail, airing cupboard, radiator.



Kitchen/Dining Room

11' 7" x 18' 7" (3.53m x 5.66m) being open plan with a modern range of cream base and wall units with tiled splash back, electric oven and grill, wood effect worktop, induction hobs with extractor over, fitted fridge/freezer, 1½ ceramic sink and drainer with mixer tap, wood effect flooring, patio door and windows to south facing garden and patio area, space for dining table, radiators, side porch with external door to garden, parking area and outbuildings and access to:





Utility Room

6' 1" x 7' 10" (1.85m x 2.39m) with cream base units with stainless steel sink and drainer with mixer tap, side window, washing machine connection point, Worcester oil boiler (2 years old), radiator.



WC

WC, single wash hand basin on vanity unit, tiled flooring, radiator, side window.



FIRST FLOOR

Landing

Window to front, access to loft.



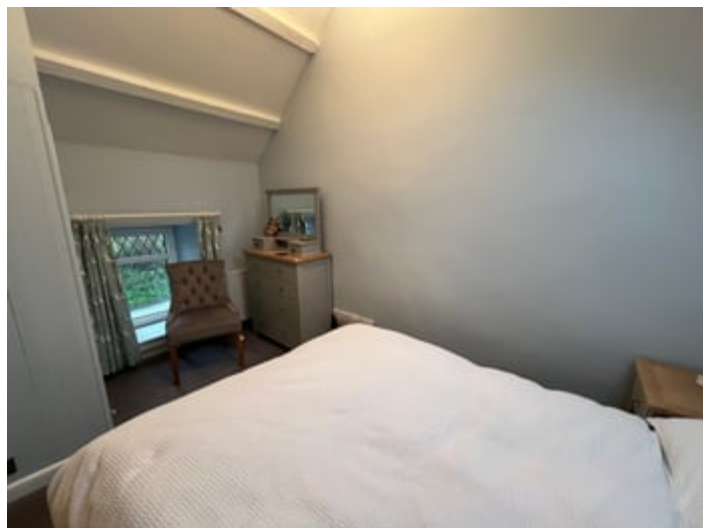
Bedroom 2

8' 7" x 11' 7" (2.62m x 3.53m) double bedroom, window to front, Velux rooflight, exposed 'A' frames to ceiling, radiator, multiple sockets.



Bedroom 3

7' 4" x 12' 6" (2.24m x 3.81m) double bedroom, window to front, radiator, Velux rooflight over, multiple sockets.



Bathroom

Corner enclosed shower, WC, single wash hand basin, heated towel rail, window to front, slate flooring.



EXTERNAL

To Front

The property is approached via the adjoining county road to an enclosed walled entrance and forecourt with red and black quarry tiled footpath to the front porch and driveway with space for 2 vehicles.



Garage

12' 2" x 10' 9" (3.71m x 3.28m) with steel up and over door, side window, concrete base, side lean-to wood store and footpath access to rear patio area being south facing and being accessible from the kitchen and dining area of the house enjoying a wonderful outlook over the adjoining garden and fields.



Rear Sun Lounge

10' 0" x 9' 1" (3.05m x 2.77m) positioned to the rear of the garage and accessed via separate glass door with patio door to raised decking area overlooking the garden.



From the patio area, steps lead down into a large garden space with mature planting and shrubs to borders, predominantly laid to lawn overlooking the adjoining fields to the rear.

A side garden area with raised vegetable and flower beds.





Potting Shed

Located at the far end of the garden with windows 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.

Services

The property benefits from mains water, electricity. Private drainage. Oil central heating.

Tenure - Freehold.

Council Tax - Band D

Directions

Travelling on the A486 road south from New Quay towards to Llandysul from Synod Inn, at the village of Ffostrasol after passing the village pub on the right hand side take the next immediate right hand turning onto the B4571 Newcastle Emlyn road. Follow this road through the hamlet of Penrhiwpal where you will then come to a fork road, turning right signposted Brongest. Proceed down this road for ½ mile into the centre of the village and take the left hand turning. Continue along this road for approximately 200 yards and the property is located on the right hand side as identified by the Agents' For Sale board.

