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RICS



Since 1989

*Beautifully presented, 2/3 bedroom character cottage. Glorious country and sea views to rear.
Synod Inn, Nr New Quay.*



Bryn Synod, Pentre Bryn, Nr New Quay, Ceredigion. SA44 6JZ.

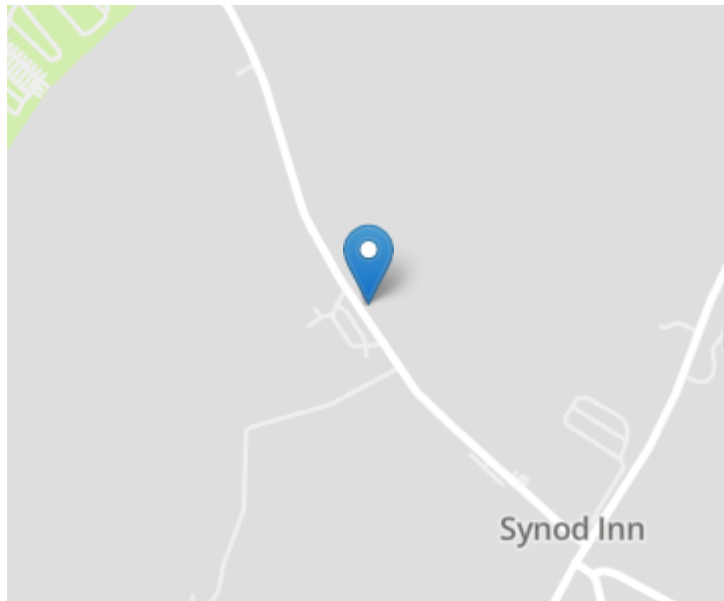
R/3736/ID

£299,950

**** Delightful 2/3 bedroom detached cottage ** Sympathetically refurbished to a good standard ** Many character features throughout ** Newly installed double glazed sash windows to front ** New kitchen and bathroom ** Glorious views over open countryside, Cardigan Bay and as far as the Llyn Peninsula ** Large garage / workshop ** Pleasant enclosed rear garden ** No near neighbours ** Only a 10 minute drive to the popular coastal village on New Quay ****

The property comprises of - Ent Hall, office/3rd bedroom, character sitting room, open plan kitchen/dining area, downstairs w.c. First floor - 2 double bedrooms, box room, bathroom.

Conveniently positioned on the fringes of Synod Inn, which lies alongside the main A487 coast road. Some 3 miles from the popular coastal resort and seaside village of New Quay and some 7 miles from the Georgian harbour town of Aberaeron with its comprehensive range of shopping and schooling facilities. An easy reach of the larger marketing and amenity centres of the area.



Ground floor

Entrance Hall

15' 1" x 4' 2" (4.60m x 1.27m) Via half glazed hardwood door, stairs to first floor, double glazed window to rear, laminate flooring, under stairs cupboard.

Office / 3rd Bedroom

37' 1" x 14' 0" (11.30m x 4.27m) With open fireplace, slate hearth, oak mantle above, double glazed sash window to front, central heating radiator, multiple sockets, laminate flooring.



Kitchen / Dining room

22' 2" x 11' 2" (6.76m x 3.40m) A perfect room for entertaining room, comprising of a modern two tone midnight navy / cream base and wall units with oak working surfaces above, belling electric range oven with 5 ring ceramic hob above, Extractor hood, 1 1/2 drainer sink with double glazed window above with glorious views over Cardigan bay, the Cambrian mountains and as far as the Llyn peninsula, oil fired AGA range, central heating radiator, Terrazzo tiled flooring, integrated appliances, include dishwasher, fridge freezer, spotlights to ceiling, multiple sockets, double glazed window to front, half glazed door to front, tiled splashback,



En Suite / Bathroom

10' 2" x 11' 2" (3.10m x 3.40m) A vintage white suite, comprising of panelled bath with hot and cold taps, enclosed shower unit with electric shower above, low-level flush WC, pedestal wash hand basin, hot and cold taps, central heating radiator, double glazed window to rear, half tiled walls, concealed spotlights to ceiling, cupboard units.

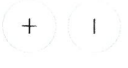


mostly laid to lawn with mature trees, shrubs and flowers to the boundaries, incredible views towards Cardigan Bay, and as far as the Llyn peninsula.

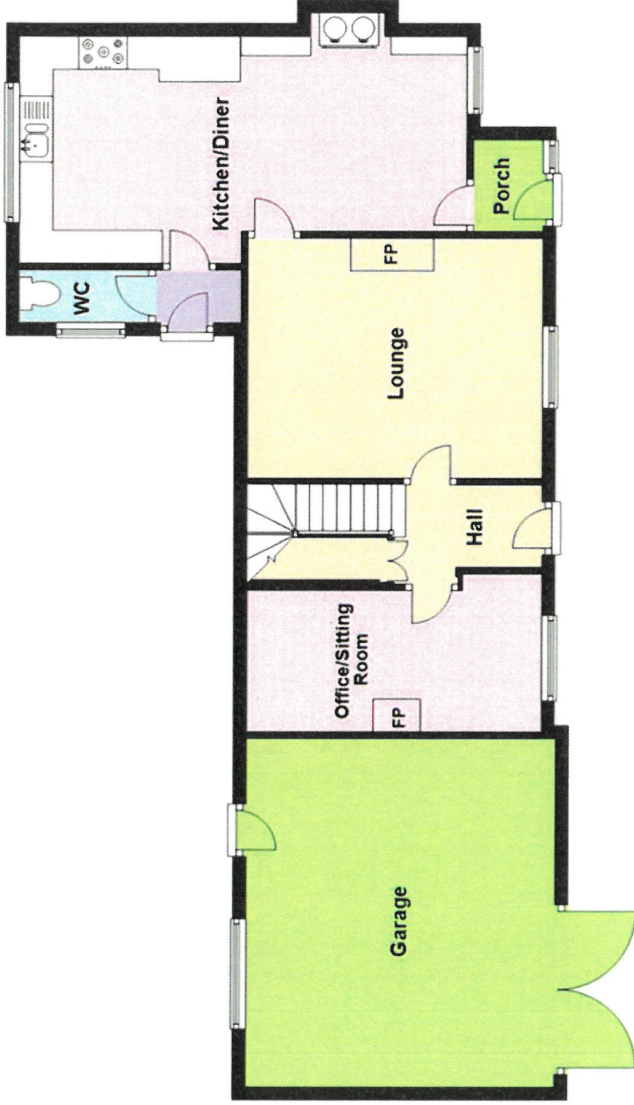


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Ground Floor



First Floor

