

Regulated by:



**RICS**



Since 1989

*A cosy 2 Bed Character Stone Cottage set in spacious gardens and grounds. Blaencelyn Near Llangrannog.*



**Brynglas, Blaencelyn, Near Llangrannog, Ceredigion. SA44 6EU.**

**Ref R/3920/ID**

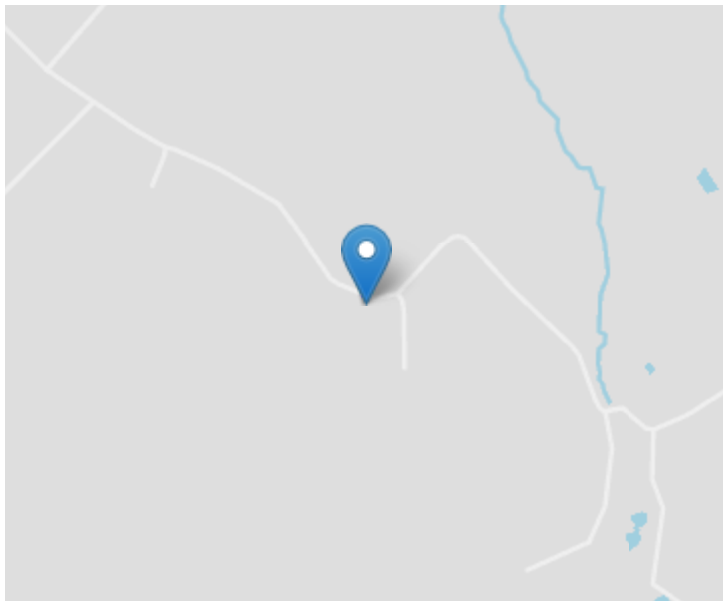
**£289,000**

**\*\*LOOKING FOR A 'COSY' COUNTRY COTTAGE WITHIN 10 MINUTES DRIVE OF THE COAST ? THEN LOOK NO FURTHER \*\***

**\*\*No upward Chain\*\*Charming 2 bed character cottage\*\*Set in commodious garden and grounds\*\*Wealth of charm and character throughout\*\*Attached Garage and Polytunnel\*\*Semi rural village of Blaencelyn, being a 10 minute drive from the coast at Llangrannog\*\*Peaceful country location\*\*Private parking\*\*Double Glazing throughout\*\*Gas fired central heating\*\***

The property comprises of Front Porch, Character Lounge, Store Room/Office, Kitchen/Dining Room, Bathroom. First Floor - 2 Double Bedrooms and upstairs wc.

Brynglas fronts a quiet district road on the edge of the rural village community of Blaencelyn, only some 3 miles equi distance from the picturesque secluded coves at Cwmytydu and the seaside village of Llangrannog with its lovely sandy beach and an array of cafe/eating houses/pubs etc. Close access to the All Wales coastal path. Brynglas is a 5 minute drive to the main A487 coast road providing ease of access to the larger Marketing & Amenity Centres of the area.



## GENERAL

The placing of Brynglas on the market provides prospective purchasers with the opportunity of acquiring a lovely stone built Welsh Cottage under a slate roof dating back to the 1800's and providing commodious garden and grounds.

The Accommodation provides -

## GROUND FLOOR

### Front Porch

4' 3" x 7' 9" (1.30m x 2.36m) with half glazed upvc door, tiled flooring, window to side, half glazed hardwood door into -

### Character Lounge

13' 5" x 23' 0" (4.09m x 7.01m) with a multi fuel burning stove on a slate hearth, exposed stone surround, dual aspect with 2 windows to front and 2 windows to the side, feature cast iron Victorian fireplace with pitch pine surround, 2 central heating radiators, exposed beams to ceiling, stairs to first floor, understairs storage cupboard, exposed stone walls. Door into -





### Office/Study/Store Room

4' 4" x 13' 7" (1.32m x 4.14m) with central heating radiator, 2 windows to rear, multiple sockets.

### Kitchen/Dining Room

13' 4" x 11' 0" (4.06m x 3.35m) with a range of Oak fronted base and wall cupboard units with Formica working surfaces above, Beko electric oven, 4 ring gas hob, pull out extractor hood, inset single drainer sink, plumbing for automatic dishwasher and washing machine, ceramic tiled floor, tiled splash back. Stable door to side, dual aspect windows to front

and rear. Central heating radiator.





### Boot Room

5' 7" x 3' 0" (1.70m x 0.91m) with tiled floor.

### Bathroom

9' 5" x 5' 7" (2.87m x 1.70m) with champagne coloured suite comprising of a panelled bath with mixer tap above, enclosed shower unit with Mira electric shower, low level flush w.c. pedestal wash hand basin, window to rear, half tiled walls, central heating radiator.



## FIRST FLOOR

### Upstairs W.C.

4' 7" x 4' 5" (1.40m x 1.35m) with dual flush w.c. pedestal wash hand basin, extractor fan, exposed timber flooring.



### Front Bedroom 1

10' 9" x 10' 3" (3.28m x 3.12m) with dual aspect window to front and side, central heating radiator, fitted cupboard units, exposed stone wall, timber flooring.





### Front Double Bedroom 2

12' 0" x 10' 4" (3.66m x 3.15m) with dual aspect window to front and side, exposed timber floor, exposed stone wall, central heating radiator, access hatch to loft. Fitted cupboard.



## EXTERNALLY

### Attached Garage

16' 0" x 12' 0" (4.88m x 3.66m) with sliding door to front, electric and water connected. Houses the Worcester Bosch gas fired combi boiler.



### To the Front

A concrete driveway with parking for 2 cars, patio area laid to slabs, mature hedgerow to front making a lovely enclosed space.





### To the Side

Is a spacious side level lawn area with many mature shrubs, hedgerows and flowers providing privacy. Beyond this is a orchard which includes cooking and eating apples, pear, cherry, damson and plumb trees.

Chicken coop.



### To the Rear

To the rear is a large polytunnel measuring 22' x 10' and 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.

## TENURE

The property is of Freehold Tenure.


## Services

The property benefits from Mains Water and Electricity.  
Private Drainage to septic tank. Gas fired central heating.

Council Tax Band D.

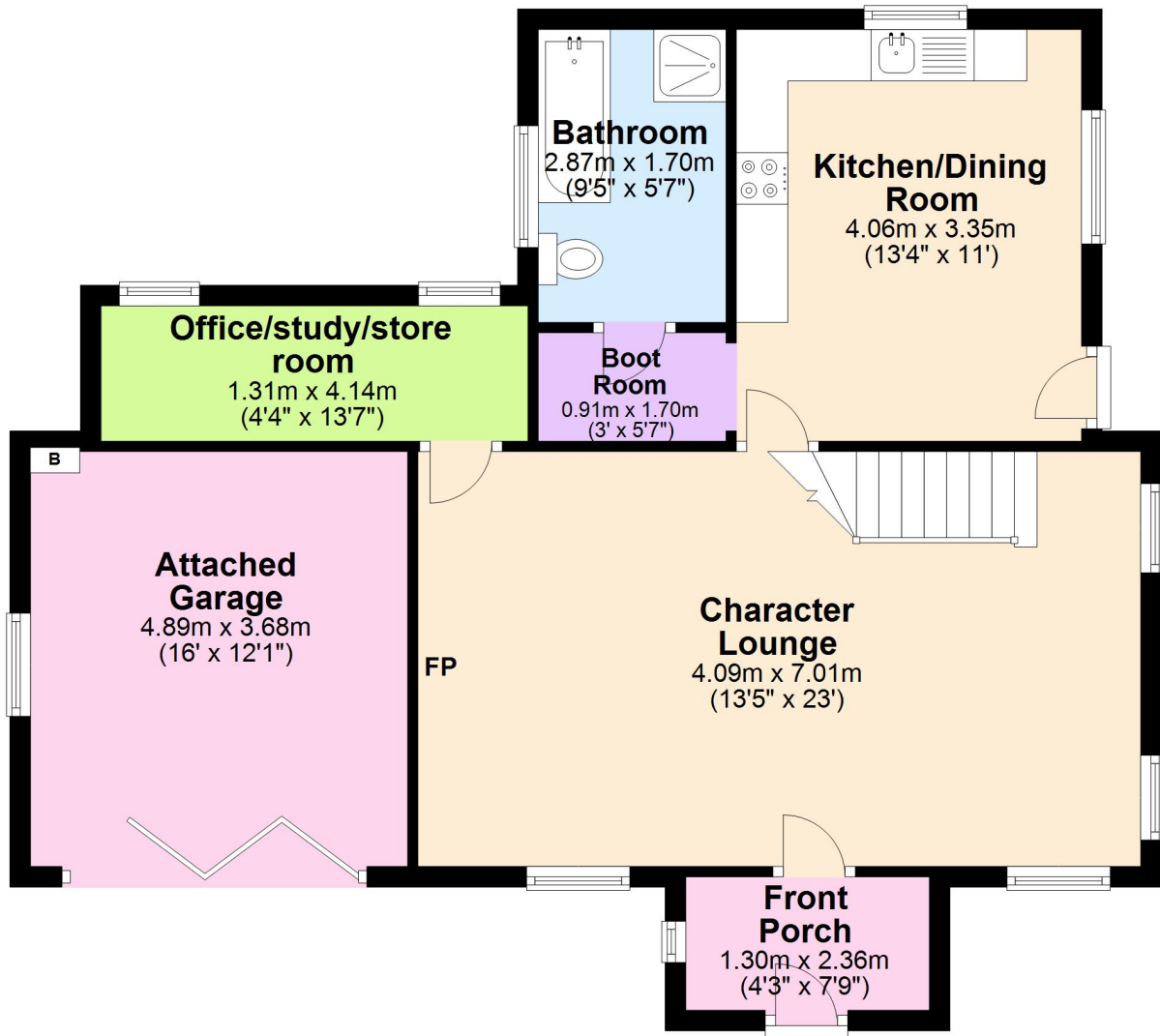
## Directions

Travelling from Aberaeron towards Cardigan on the main A487 road at the junction in Plwmp village turn right at crossroads towards Blaencelyn. After  $\frac{1}{4}$  of a mile at T junction turn left and proceed down this road for a further  $\frac{1}{4}$  of a mile, then at the T junction turn left proceed down this road for a further  $\frac{1}{4}$  of a mile and fork right sign posted Blaencelyn. Follow this road for approximately  $\frac{1}{2}$  a mile and you will see the property on the left hand side identified by the Agents for sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

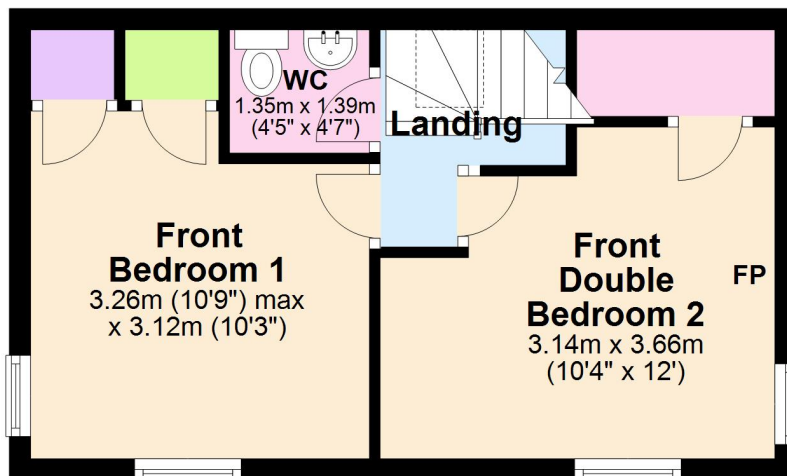
## Ground Floor

Approx. 74.5 sq. metres (802.0 sq. feet)



## First Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



Total area: approx. 102.2 sq. metres (1100.5 sq. feet)

The Floor plans are for guidance only.  
Plan produced using PlanUp.

**Brynglas, Blaencelyn, Near Llangrannog**