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RICS



Since 1989

A most appealing coastal cottage. Close to the seafront. Llangrannog/West Wales.



Penffynnon, Llangrannog, Ceredigion. SA44 6SH.

R/2881/DD

£460,000

A delightful character cottageRefurbished to a good standard**3 bedrooomed (2 bathrooomed) accommodation**2 car private parking**300 yards from seafront**Pretty seaside village of Llangrannog***

Increasingly rare opportunity

The accommodation, which has been sympathetically refurbished and modernised and in a well presented condition benefitting double glazing and central heating, provides viz:

Front Porch, Open Plan Living/Dining Room, fitted Kitchen, rear Hallway, downstairs Shower Room and Toilet. First floor provides 3 Bedrooms, Bathroom and wc.

Llangrannog lies alongside the Welsh Ceredigion Heritage Coastline and provides a secluded, picturesque cove with a lovely sandy beach. Has 2 pubs and an array of eating houses all within a few minutes walk. Less than 3 miles from the main A487 coast road, providing ease of access to the larger marketing and amenity centres of the area. Also within easy reach of several other picturesque bays and beaches along this Cardigan Bay coastline.

Front Porch

with stable type entrance door and tiled floor, pleasant front outlook with a glimpse of the sea.



Open plan Living/Dining Room

21' 7" x 13' 6" (6.58m x 4.11m) overall with 2 front aspect windows, to one end is a stone feature fireplace housing a wood burning stove with alcoves to each side, to the other end is a further fireplace with antique wood surround, 2 alcoves to each side. Double panel radiator. Understairs storage cupboard.



Rear Kitchen

12' 5" x 7' 9" (3.78m x 2.36m) with wood effect flooring, fitted range of modern units comprising of base cupboards with Formica working surfaces, matching fitted wall cupboards incorporating a wine rack, stainless steel 1.5 bowl single drainer sink unit with mixer tap, integrated Hotpoint double oven with ceramic hobs and cooker hood, appliance space with plumbing for an automatic washing machine, part tiled walls, side window.



Rear Hallway

with wood effect flooring, rear exterior door.

Downstairs Shower Room

11' 7" x 0' 0" (3.53m x 0.00m) in length with wood effect flooring, large tiled shower cubicle with a Triton shower unit, low level flush toilet, wash hand basin and cupboards, mirror and light over, heated towel rail.



First floor

approached via staircase from the Living/Dining Room provides a split level landing.



Front Double Bedroom 1

15' 5" x 13' 3" (4.70m x 4.04m) (max) L-shaped with 2 front aspect windows, a Victorian cast iron fireplace with antique wood surround, central heating radiator.



Front Double Bedroom 2

13' 3" x 7' 5" (4.04m x 2.26m) with central heating radiator, front aspect window, Victorian fireplace with antique wood surround, alcove, central heating radiator, built in wardrobe.



Rear Double Bedroom 3

12' 4" x 9' 0" (3.76m x 2.74m) with walls in painted original stonework, central heating radiator plus an electric radiator. Side aspect window. Built in cupboard housing the Valiant LPG Gas fired central heating boiler.



Bathroom

16' 8" x 0' 0" (5.08m x 0.00m) in length, with wood effect flooring, vanity unit with inset wash hand basin, cupboard at side, mirror and light over, original Victorian bath, low level flush toilet. Part tiled walls, 2 opaque windows.



EXTERNALLY

To the Front

To the immediate front is a raised paved patio forecourt, a pleasant sitting out area with a retracting canopy over.



To the Rear

Small back yard for wood and gas cylinder storage



Across the Lane

There is a private 2 car parking area.

Services

Mains electricity, water and drainage. LPG gas fired central heating. Double glazing.

Directions

Driving into the village of Llangrannog, just before you get to the seafront and the Ship Inn on the right hand side, you will see a sharp road that turns back right. This will take you on a quiet lane and this property will be seen on the lefthand side with the private parking directly opposite.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	