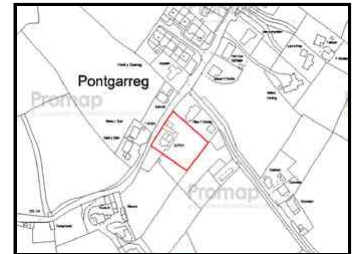


Regulated by:



Since 1989

Attractive 4 Bed Dwelling set in 0.4 Acres. Near Llangrannog - West Wales.



Dyffryn, Pontgarreg, Near Llangrannog, Ceredigion. SA44 6AU.

Ref R/2768/RD

£350,000

****Attractive Dwelling**Central Village Location**1 Mile Llangrannog**4 Double Bedrooms (2 Bath) **Spacious Living Accommodation**In need of sympathetic redecoration**Set within 0.4 Acres**Ample Parking**Useful Outbuildings with potential for conversion**An unique property set within a central village location****

The property is situated within the coastal village of Pontgarreg being some 1 mile East of Llangrannog, on one of the most popular sandy coves along the Cardigan Bay coastline with its local pubs, cafes, pizza restaurant, seaside walks and sandy beaches. The larger town of Cardigan is some 20 minutes drive to the south offering a wider range of national and local retailers, community Hospital, Supermarkets, Comprehensive School. Primary education is provided in the nearby Ysgol Ty Llew Jones at Brynhoffnant.

GROUND FLOOR

Front Porch

5' 4" x 8' 0" (1.63m x 2.44m) via glass panelled upvc door with side windows and door through to -



Lounge



16' 5" x 13' 9" (5.00m x 4.19m) with window to front, tiled fireplace and hearth, heater. Access to stairs and first floor, alcoves, multiple sockets. Side door through to -

Sitting Room



13' 11" x 9' 2" (4.24m x 2.79m) brown tiled fireplace and hearth, dual aspect windows to front and side, heater, open plan to -

Dining Room



13' 4" x 30' 3" (4.06m x 9.22m) stepping down from the sitting room, a spacious dining area with multiple sockets, understairs cupboard, side glass panel doors to Conservatory/Sun Room. Open plan to -

Kitchen

11' 11" x 15' 5" (3.63m x 4.70m) with a range of base and wall units, stainless steel sink and drainer with mixer tap, side window, tiled splash back, electric Aga, painted beams to ceiling. External door. Steps leading back into the Lounge.



Conservatory/Sun Room



11' 5" x 25' 11" (3.48m x 7.90m) a large south facing room of upvc construction with side windows and doors, perspex roof, tiled flooring, multiple sockets.

Utility Room



7' 2" x 16' 0" (2.18m x 4.88m) accessed from dining room and kitchen with a range of base and wall units, Formica worktops, sink and drainer, tiled splash back, washing machine connection point. External door to rear area of the property.

Side door to -

Ground Floor Bathroom

6' 7" x 7' 3" (2.01m x 2.21m) bath, w.c. single wash hand basin, half tiled walls. Side Window.



FIRST FLOOR

Landing

Split level landing with bedrooms to front and rear, window to front, heater, access to loft.



Bedroom 1



9' 3" x 13' 9" (2.82m x 4.19m) double bedroom, window to front, tiled fireplace and hearth, multiple sockets.

Bedroom 2

10' 1" x 13' 9" (3.07m x 4.19m) double bedroom, dual aspect window to front and side, heater.



Bedroom 3

11' 11" x 15' 9" (3.63m x 4.80m) a double bedroom with side windows, fitted sink and vanity unit.



Bedroom 4

13' 0" x 10' 11" (3.96m x 3.33m) a double bedroom, side window overlooking adjoining fields, multiple sockets, heater, inner hallway with upper storage area.



Bathroom



7' 10" x 13' 4" (2.39m x 4.06m) tiled sunken bath with part tiled walls, single wash hand basin, w.c. side window, airing cupboard.

EXTERNALLY

To the front

The property is approached from the adjoining county road into a new parking forecourt to the front and side of the dwelling.





Block and Stone built Range to include -

Garage

19' 3" x 19' 9" (5.87m x 6.02m) with steel up and over door, concrete floor, rear access door to adjoining paddock. Box profile roof.



Potting Shed



10' 2" x 12' 9" (3.10m x 3.89m) with Belfast sink, range of shelving, multiple sockets, box profile roof.

W.C.

With w.c. and wash hand basin.

Glass House

12' 0" x 8' 0" (3.66m x 2.44m)

THE LAND

To the side and rear is a 0.4 Acre paddock of land which is an useful and unique addition to this property being slightly elevated and enjoying views over the village and towards the coast.

There is potential for a separate access to this paddock off the adjoining road.



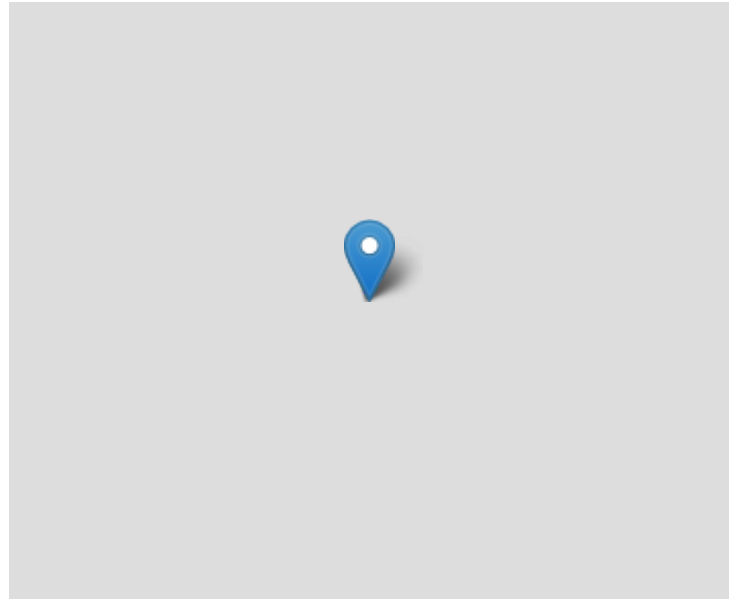


Services

We are advised that the property benefits from Mains Water, Electricity and Private Drainage. Economy 7 Heating.

Directions

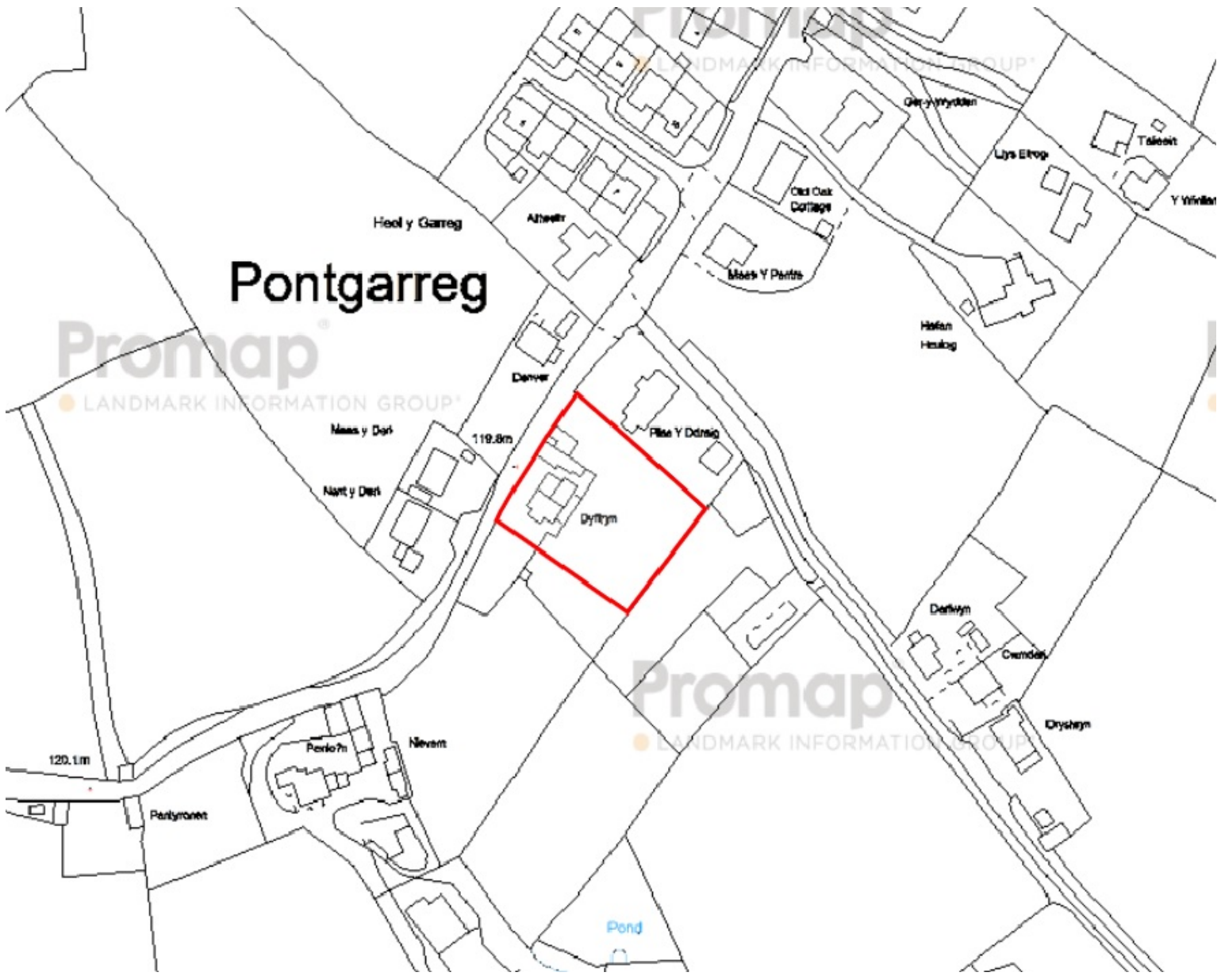
Travelling on the A487 heading south from Synod Inn to Cardigan. Proceed through the village of Plwmp and into Pentregat, taking the 1st right hand exit sign posted Llangrannog/Urdd Campus. Continue along this road for approximately 1 mile heading down into the village of Pontgarreg, bearing left before the village hall and continue past the former primary school to a junction. Take the left hand exit and proceed along the road for approximately 100 yards and the property is located on the left hand side as identified by the Agents for sale board.



Pontgarreg

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