

Substantial 3/4 Bed Period Property in need of modernisation, set within mature gardens. Near Llangrannog - Cardigan Bay - West Wales.



Nantylla, Llangrannog, Ceredigion, West Wales. SA44 6RP.

£300,000

Ref R/4911/RD

****A substantial 3/4 bed Period property **Set within commodious plot**In need of sympathetic modernisation and refurbishment**Double Glazed throughout**Useful outbuilding**Private off road parking**Elevated plot with distant countryside and sea views**5 minutes drive to Llangrannog, Penbryn and Tresaith with their sandy beaches**A wealth of character and Period features**Private grounds, lawned gardens and vegetable patch**A GREAT OPPORTUNITY TO TAKE ON AN EXCITING COASTAL PROJECT **NO CHAIN ! ****

The property is situated on the fringes of the coastal village of Llangrannog along the Cardigan Bay coastline. Llangrannog is one of the most popular coves along this coastline offering local cafes, bars and restaurants, sandy beaches and wonderful coastal walks. Nearby Brynhoffnant offers primary school, village shop and post office, public houses and good public transport connectivity to the larger centres of Aberaeron and Cardigan offering a wider level of day-to-day services.



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GROUND FLOOR

Entrance Hallway

6' 2" x 14' 5" (1.88m x 4.39m) accessed via uPVC glass panel door with fanlight over, original staircase to first floor, radiator.



Reception Room 1

11' 4" x 10' 2" (3.45m x 3.10m) with dual aspect windows to front and side, Period fireplace and surround with wood burner, glass fronted alcove cupboards, multiple sockets, radiator.



Reception Room 2

11' 4" x 11' 7" (3.45m x 3.53m) with window to front, period tiled fireplace and surround, multiple sockets, picture rail.





Rear Inner Hallway

With understairs cupboard, glass panel door to rear garden.



Rear Sitting Room/Dining Room

11' 5" x 9' 6" (3.48m x 2.90m) with cream Rayburn, dual aspect windows to rear and side, multiple sockets, radiator, picture rail.



Kitchen

7' 3" x 8' 1" (2.21m x 2.46m) with a range of base and wall units, stainless steel sink and drainer with mixer tap, rear window, tiled splash back, washing machine connection, space for electric cooker.



Side Pantry

With side window, Warmflow oil boiler, range of shelving



FIRST FLOOR

Landing



With window to rear, radiator.

Rear Bedroom 1

11' 8" x 9' 9" (3.56m x 2.97m) double bedroom, window to rear, multiple sockets, radiator.



Front Bedroom 2

11' 9" x 11' 4" (3.58m x 3.45m) double bedroom, dual aspect windows to front and side, radiator, single wash hand basin, period fireplace and surround.



Bathroom

9' 4" x 11' 6" (2.84m x 3.51m) corner enclosed shower, wc, single wash hand basin, side airing cupboard, rear window.



Front Bedroom 3

11' 8" x 11' 5" (3.56m x 3.48m) double bedroom, period fireplace, multiple sockets, dual aspect windows to front and side, radiator, picture rail.



Box Room/Childs Bedroom 4

Box Room (6'4" x 6'7") window to front, multiple sockets.



EXTERNALLY

Front & Rear Gardens

The property is approached with pedestrian access to the front garden area with mature planting and shrubs to borders.

Path to rear garden with vehicular driveway from the side with parking for 2+ vehicles, raised garden laid to lawn with connecting footpath leading up to raised vegetable patch area.





Stone Outbuilding

7' 0" x 12' 2" (2.13m x 3.71m) of stone construction under a slated roof with rear WC and storage areas.





electricity and its own independent septic tank.

Tenure - Freehold

Council Tax Band - E (Ceredigion County Council).

MONEY LAUNDERING

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.

VIEWING REGULATIONS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

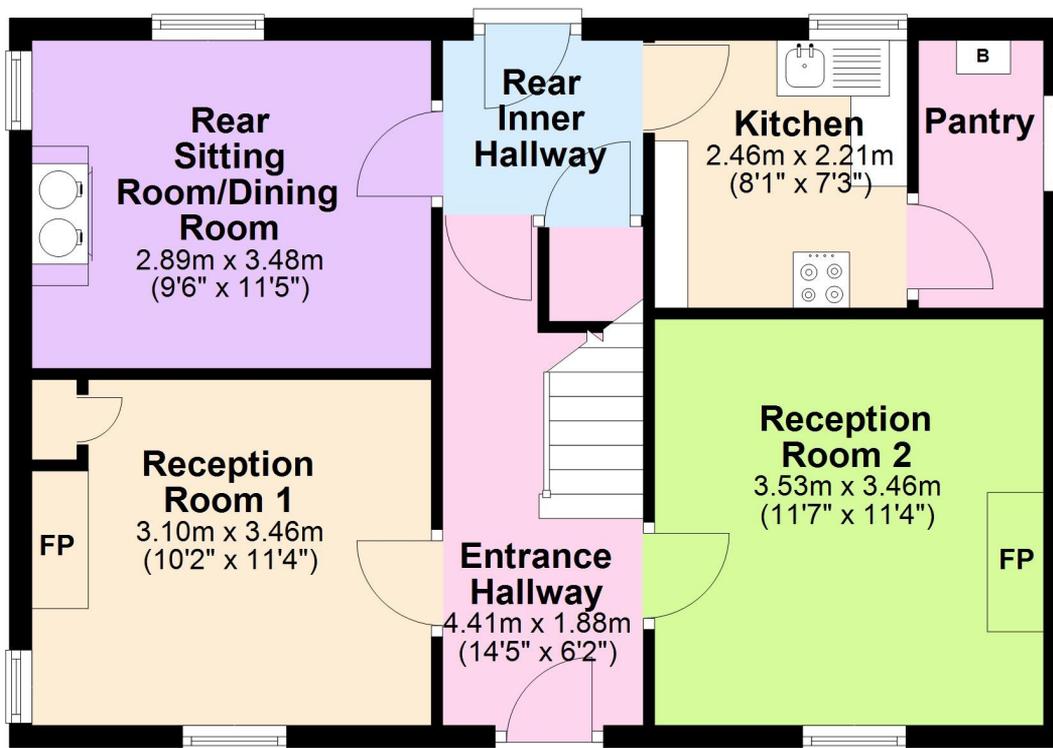
To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We understand the property benefits from mains water and

Ground Floor

Approx. 55.3 sq. metres (594.9 sq. feet)



First Floor

Approx. 54.1 sq. metres (582.6 sq. feet)



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Nantyvilla, Llangrannog, Llandysul

MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Private.

Heating Sources: Oil.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: E (44)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

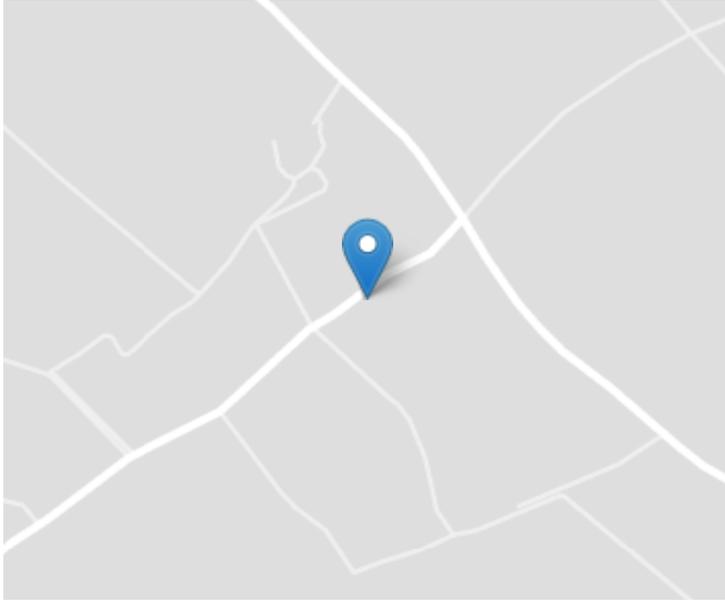
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

From Brynhoffnant village centre head north on the B4334 road signposted Llangrannog and proceed for approximately 1½ miles passing through the first crossroads until you reach the next crossroads signposted Llangrannog and Pontgarreg. Take the left hand turning at this crossroads onto a quiet country lane and proceed for approximately ½ mile and the property is the on the left hand side as identified by the Agents for sale board

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

For further information or to arrange a viewing on this property please contact :

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