

Substantial 3 Bedroom Victorian Period Property set in Walled Garden & Grounds. Complete Refurbishment Project. Pontgarreg, Nr Llangrannog.



Hawen Villa, Pontgarreg, Llangrannog, Ceredigion. SA44 6AH.

£200,000

R/4168/ID

**** Unique opportunity to acquire a detached, 3 bedroom period residence in need of refurbishment and investment ** Set within its own spacious walled-in garden and grounds ** Located in the popular village of Pontgarreg on the fringes of the popular coastal village of Llangrannog ** Wealth of original character and features ** Prominent village location ** Masses of potential ** Built 1892 ****

The property comprises of - Entrance Hall, Front Sitting Room/Dining Room, Front Lounge, Kitchen, Utility Room, Downstairs Shower Room. First Floor - 2 Double Bedrooms, 1 Box Room. Separate staircase leads to another Bedroom.

The property is prominently positioned within the coastal village of Pontgarreg which lies some 2 miles from the popular seaside village of Llangrannog and equi-distant to the main A487 coast road providing ease of access to the marketing and amenity centre of Cardigan, Newcastle Emlyn and Aberaeron and close proximity of several other popular sandy beaches and secluded coves on the favoured Welsh heritage coastline with its All Wales coastal path.



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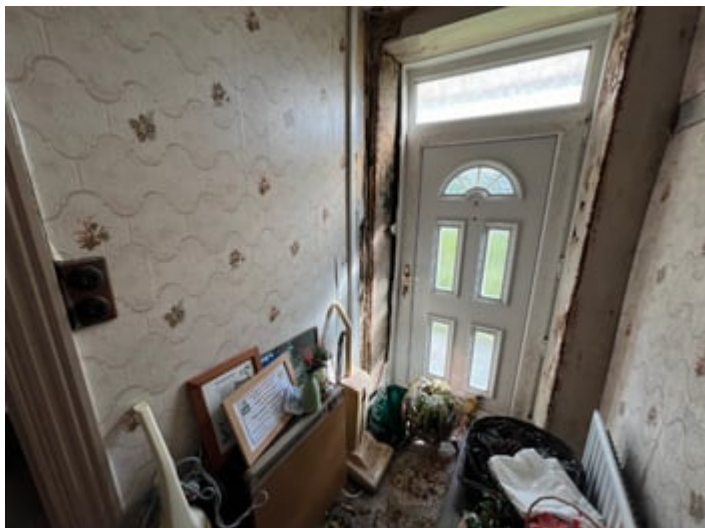


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Entrance Hall



4' 2" x 15' 5" (1.27m x 4.70m) via half glazed uPVC door with fanlight above, stairs rising to the first floor, central heating radiator, Economy 7 heater. Passageway leading to utility room.

Front Lounge



11' 3" x 13' 9" (3.43m x 4.19m) with ornate surround, double glazed windows to front, central heating radiator, alcove, picture rail, Dimplex storage heater.

Second Reception Room

12' 7" x 14' 4" (3.84m x 4.37m) with dual aspect windows to front and side, brick fire place with TV plinth, tiled hearth, open fire, central heating radiator, exposed ceiling beams.



Rear Entrance Hall

3' 5" x 12' 2" (1.04m x 3.71m) with half glazed uPVC door, stairs to third bedroom

Kitchen



9' 5" x 11' 4" (2.87m x 3.45m) with fitted cupboard units, space for cooker, Boulter oil fired boiler, double glazed window to side, exposed beams. Door leading to -

Utility Room



7' 8" x 10' 9" (2.34m x 3.28m) with exposed ceiling beams, stainless steel drainer sink, tiled flooring.

Shower Room



7' 7" x 5' 2" (2.31m x 1.57m) with a 3 piece white suite comprising of a walk in shower unit with Mira electric shower above, pedestal wash-hand basin, dual flush WC, tiled walls and floor, stainless steel heated towel rail, extractor fan.

FIRST FLOOR

Landing

7' 9" x 5' 2" (2.36m x 1.57m) with access hatch to loft.

Double Bedroom 1



12' 3" x 14' 7" (3.73m x 4.45m) with dual aspect windows to front and side, central heating radiator, views over open countryside towards Llangrannog.

Front Single Room/Box Room



7' 9" x 6' 0" (2.36m x 1.83m) with double glazed window to front.

Double Bedroom 3

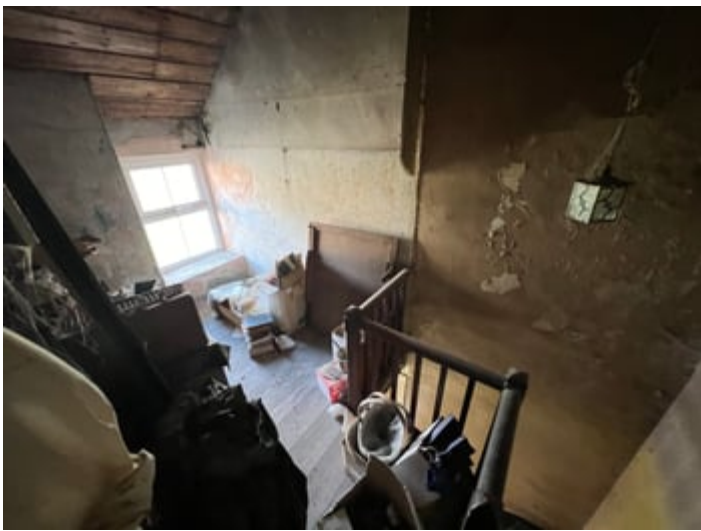


9' 5" x 15' 7" (2.87m x 4.75m) with dual aspect window to



front and side, central heating radiator.

Double Bedroom 4



12' 7" x 10' 9" (3.84m x 3.28m) (max) spit into 2 rooms by a partition wall, accessed via separate staircase from the rear entrance hall with 2 double glazed windows to side.

EXTERNALLY

To the front -



Accessed via a tarmac driveway with parking for 3-4 cars. To the front is an enclosed garden with patio laid to slabs with a sunny aspect, mostly laid to lawn with mature apple trees and shrubs.



mortgage in principle papers if a mortgage is required.

Services

The property benefits from mains water, electricity and drainage.

Tenure : Freehold

Council Tax Band : E (Ceredigion County Council)



Outbuilding



30' 0" x 15' 0" (9.14m x 4.57m)

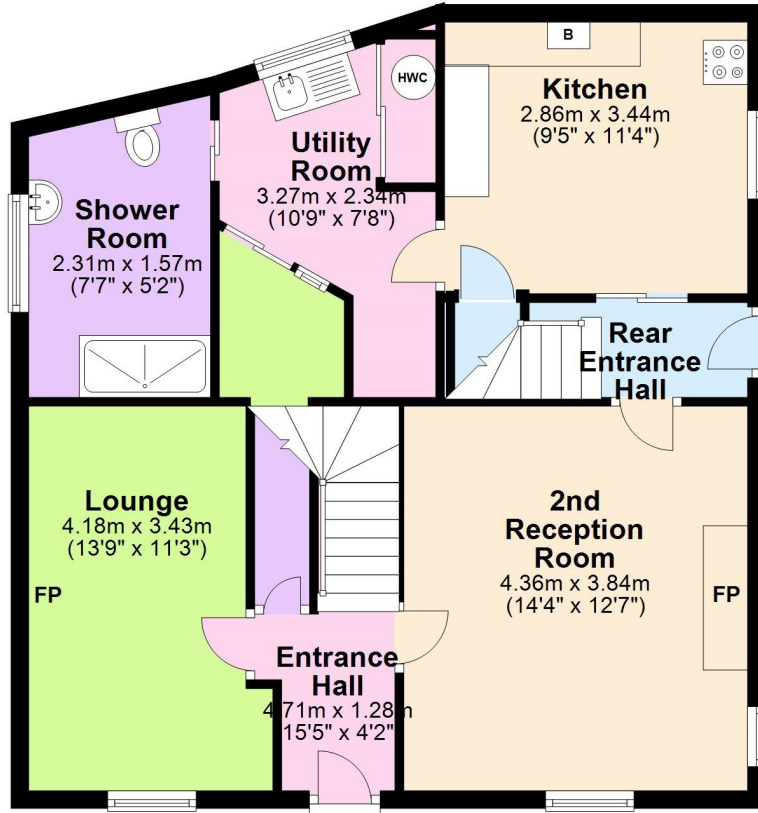
Lean-to Workshop

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

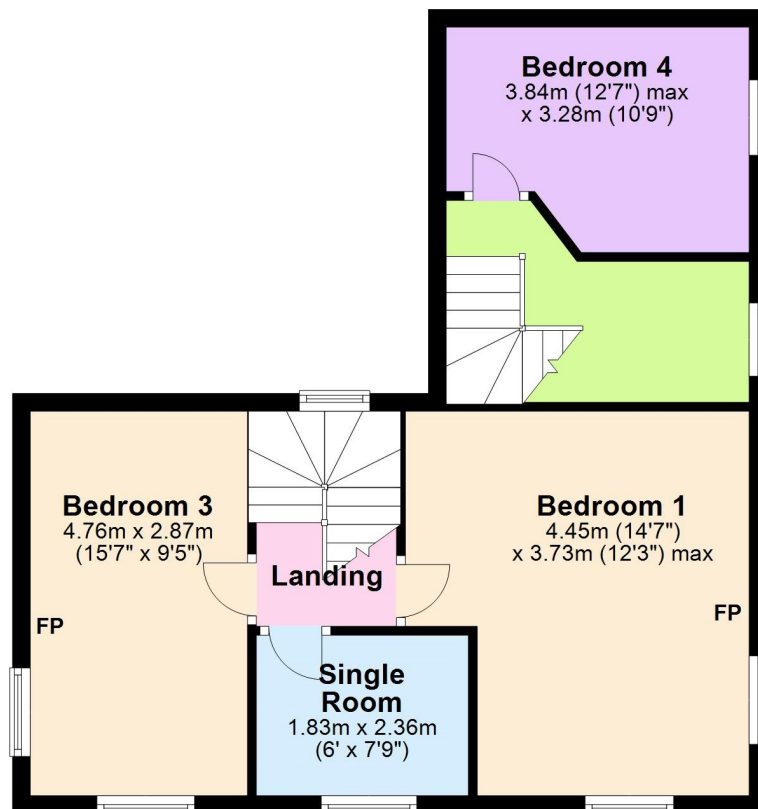
Ground Floor

Approx. 67.3 sq. metres (724.5 sq. feet)



First Floor

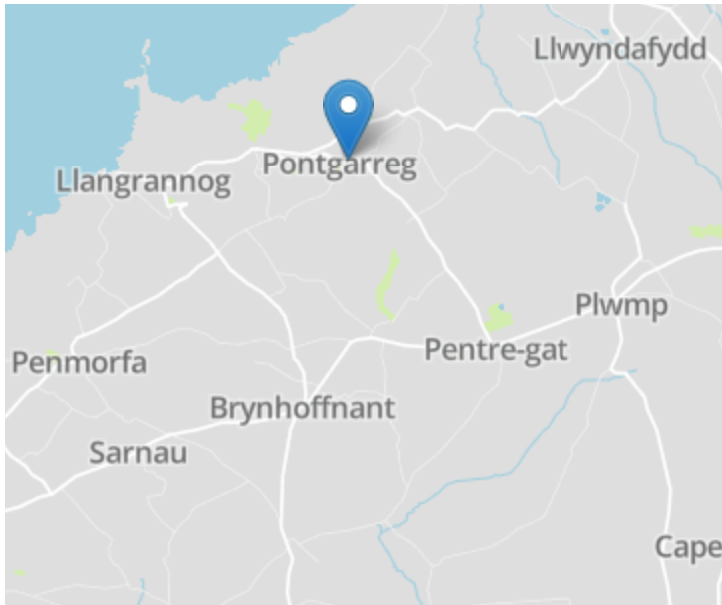
Approx. 50.1 sq. metres (539.7 sq. feet)



Total area: approx. 117.5 sq. metres (1264.2 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, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.
Plan produced using PlanUp.

Hawen Villa, Llangrannog, Llandysul



Directions

Travelling on the main A487 coast road from Aberaeron towards Cardigan, follow the coast road to the village of Pentregat. When you reach the village of Pentregat, turn right on the B4321 Llangrannog road and again follow the coast road until you reach the village of Pentregat. As you reach the village you will see the property on the first junction 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		76
(55-68) D		
(39-54) E		
(21-38) F	25	
(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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