

Regulated by:



RICS



Since 1989

Character 4 bedroom property set within some 2.1 acres. Near Llanrhystyd and Cardigan Bay. Near Aberaeron and Aberystwyth. West Wales.



Bryngog, Nebo, Llanon, Ceredigion. SY23 5LN.

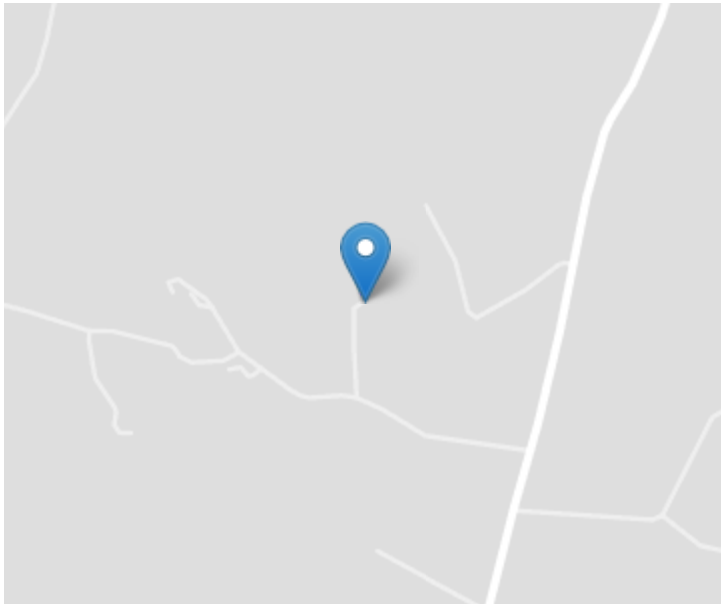
A/5238/RD

£620,000

**** Character 4 bedroom dwelling ** Set within some 2.1 acres ** Deceptively spacious ** Wealth of original and enhanced character features ** Distant views to coastline over adjoining fields ** Feature open plan kitchen and living space ** Large double bedroom accommodation ** Useful range of outbuildings** Planning permission for the creation of an additional bedroom/study/play room ** No overlooking ** Fully orientated to maximise the outlook towards Cardigan Bay ** A TRUE GEM ALONG THIS POPULAR COASTAL BELT ****

The property is situated between the rural village of Nebo and the coastal settlement of Llanrhystud along the A487 main coast road which boasts an array of local amenities and services including village shop and post office, mini supermarket and petrol station, public house, popular primary school, access to beaches, excellent public transport connectivity and community hall.

The university town of Aberystwyth is some 20 minutes drive to the north offering a regional hospital, national library, traditional high street offerings, retail parks, industrial estates, 6th form college, secondary schools and large scale employment opportunities. The Georgian harbour town of Aberaeron is some 15 minutes drive to the south with its popular range of local cafes, bars and restaurants, community health centre and secondary school.



Front Porch



With glass panel door, slate flooring.

GENERAL

An exceptional country property only 5 minutes drive from the Cardigan Bay coastline.

The property is a converted stone range providing a deceptively spacious accommodation and is fully orientated to maximise the outlook towards the Bay. The property boasts numerous character features including custom made oak doors throughout, feature 'A' frames and beams to kitchen and open plan lounge, high quality bathrooms and good level of natural light.

To the north is a separate 1.5 acre paddock which benefits from its independent side access so as not to travel through the garden. The land has a gentle slope and is in good order being well fenced with mature hedgerows to boundaries.

To the rear of the house is a timber frame outbuilding currently used as a wood and tractor store and with useful side double garage which could be used as a potential stable in future.

To the side of the main house is a connecting stone outbuilding which we are advised now has planning permission to be converted as part of the main dwelling and offers potential for bedroom, study or play room, offering sufficient flexibility on the side of the dwelling.

ACCOMMODATION

Entrance Hallway



5' 1" x 40' 0" (1.55m x 12.19m) accessed via custom made oak door with painted stone walls and dual aspect window to front and side overlooking the adjoining countryside towards the coast, 2 x radiator, multiple sockets, 2 x Velux rooflight over.

Lower Inner Hallway

With radiator and access to:

Bedroom 1



12' 4" x 7' 3" (3.76m x 2.21m) double bedroom, window to rear garden, fitted cupboards, multiple sockets.

Bedroom 2

15' 4" x 15' 9" (4.67m x 4.80m) large double bedroom with dual aspect windows overlooking the adjoining fields towards the coast, fitted cupboards, multiple sockets, wood effect flooring.



Bathroom



6' 6" x 8' 5" (1.98m x 2.57m) enclosed tiled shower unit, WC, heated towel rail, single wash hand basin on vanity unit, radiator.

Central Hallway



Accessed from the entrance hallway with radiator and access to:

Bedroom 3

12' 2" x 9' 5" (3.71m x 2.87m) double bedroom, window to front hallway, radiator, multiple sockets, spotlights to ceiling.



Study/Hobby Room

13' 1" x 7' 5" (3.99m x 2.26m) located to the rear with window to rear, multiple sockets, radiator.

Bedroom 4/Potential Lounge

15' 3" x 16' 8" (4.65m x 5.08m) currently used as a bedroom with oak effect flooring, feature fireplace, window to front hallway, rear window to garden, multiple sockets, 2 x radiator.





Bathroom

7' 8" x 7' 0" (2.34m x 2.13m) with white bathroom suite including 'P' shaped bath with shower over, single wash hand basin on vanity unit, WC, radiator, wood effect flooring, spotlights to ceiling, part tiled walls, side window



Open Plan Kitchen, Dining and Lounge Area.

33' 0" x 13' 0" (10.06m x 3.96m) an open plan living space with feature 'A' frames and beams to ceiling, Velux rooflights over and floor to ceiling patio doors to front overlooking the front garden area and paddock towards the Cardigan Bay coastline

Kitchen area with custom made oak base and wall units, tiled work surfaces, dual stainless steel sink and drainer with mixer tap, induction hobs with extractor over, tiled splashback, fitted dishwasher, integrated oven and grill, fitted fridge/freezer, window to rear garden, window to side garden, tiled flooring, open plan into

Dining and Lounge area with 11'6" patio windows and doors to front with views over the adjoining paddock towards the coast, side window, recently installed multi-fuel burner on slate hearth.

At this point there is planning permission to create to create a connecting door into the adjoining stone outbuilding which could provide for additional living space/bedroom/stud/snug area to the side of the living room.





Utility Room



7' 4" x 13' 4" (2.24m x 4.06m) with a range of modern white base and wall units, stainless steel sink and drainer with mixer tap, side window, washing machine connection, external door to garden.

EXTERNAL

Access & Parking



The property is approached via a private gravelled lane which serves a total of 3 properties with Bryngog being the last

property accessible from the track. The track leads to a large gravelled forecourt area with side access to the adjoining paddock and continuing gravel driveway leading to the front of the main dwelling and access to:

'MAN CAVE' Stone Outbuilding



14' 8" x 10' 2" (4.47m x 3.10m) with planning permission for conversion as part of the dwelling of stone construction under box profile roof, concrete base, window to front, electric socket.

Front Garden

To the front of the dwelling is a large area laid to lawn and continuing gravel and footpath around to the side and paddock.





Rear Garden

Predominantly laid to lawn with raised timber decking area orientated to overlooking the adjoining fields towards the coast. The main rear garden is predominantly laid to lawn with mature shrubs and planting to borders and is slightly raised from the rear of the house and also accessible from the utility room.





Timber Carport and Storage Building

Being open ended to one side with potential to be used as stables or animal housing with concrete base under a slate room.

Carport Area



15' 0" x 10' 0" (4.57m x 3.05m) being open ended to front and useful log store and machinery storage area.

Garage/Store Room

15' 0" x 10' 0" (4.57m x 3.05m) with double timber doors to

front, side window, concrete base, electric connection. The main gravel forecourt reaches up to the timber storage building.



THE LAND

Accessed via its own independent gate form the gravelled forecourt area and also pedestrian gate from the garden to a 1.5 acre enclosed paddock suitable for a range of different uses including grazing of animals, potential glamping or air bnb set up (STC), enjoying panoramic views over the Cardigan Bay coastline in complete privacy.

all in all the property sits within 2.1 acres

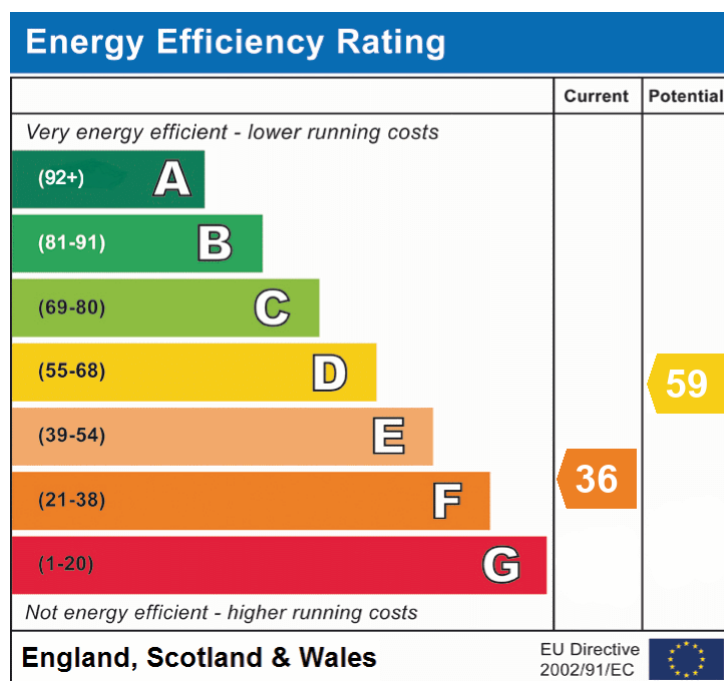




Council Tax band D.

Directions

From Llanrhystud on the A487 head east signposted Lampeter on the B4337 road opposite the Black Lion public house. After some 2 miles you will have passed Fantasy Farm park on your right hand side, proceed for a further ½ mile through the dip and as you exit the dip over 2 large humps, take the next right hand turning and proceed for approximately 500 yards passing a cluster of properties and the entrance to Bryngog and Bryngog Fach is on the right hand side as identified by the name plate and arrow boards at the entrance.



MONEY LAUNDERING REGULATIONS

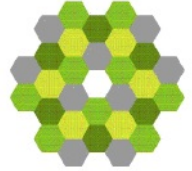
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

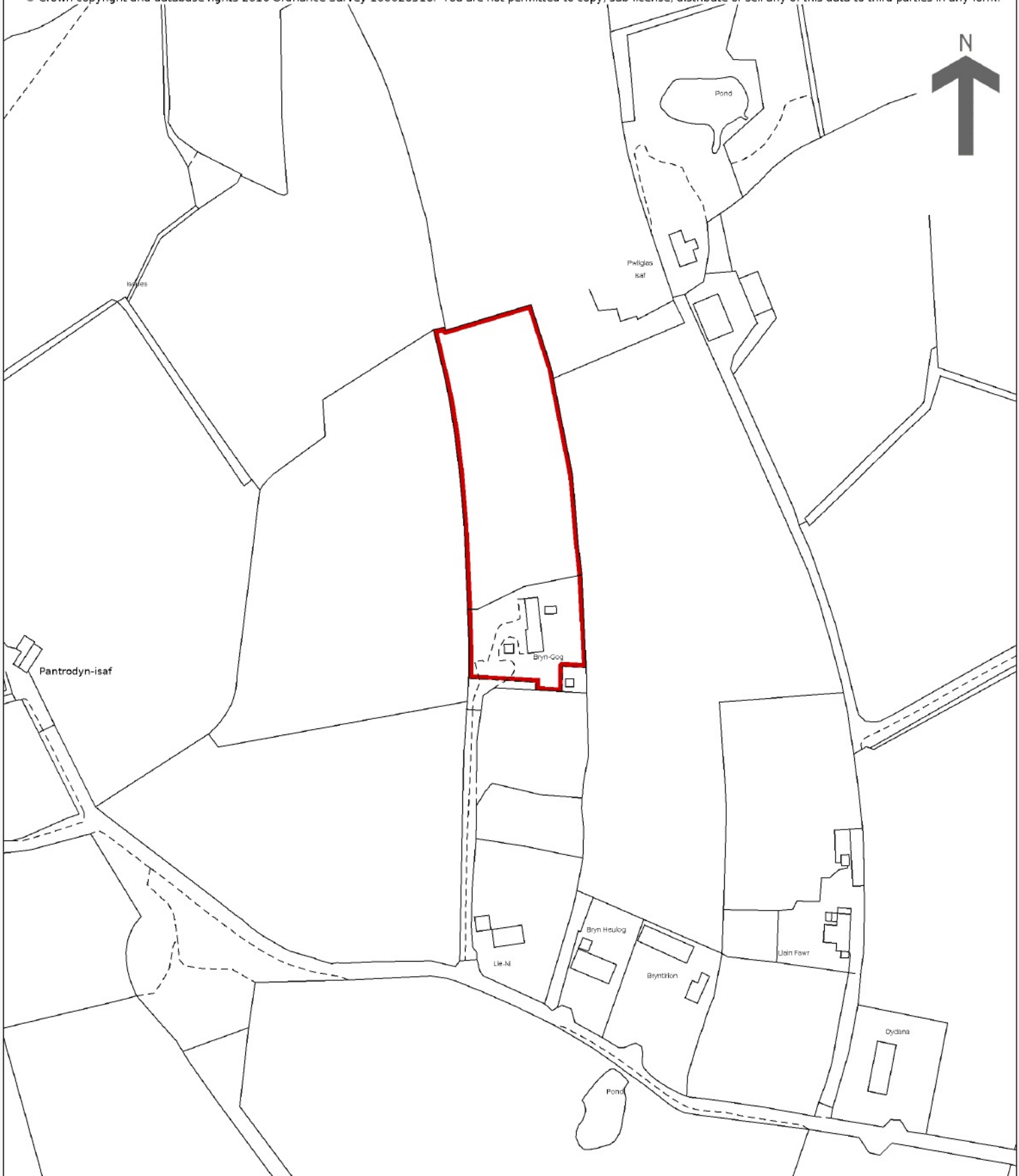
We are advised that the property benefits from mains water and electricity. Private drainage. LPG gas central heating.

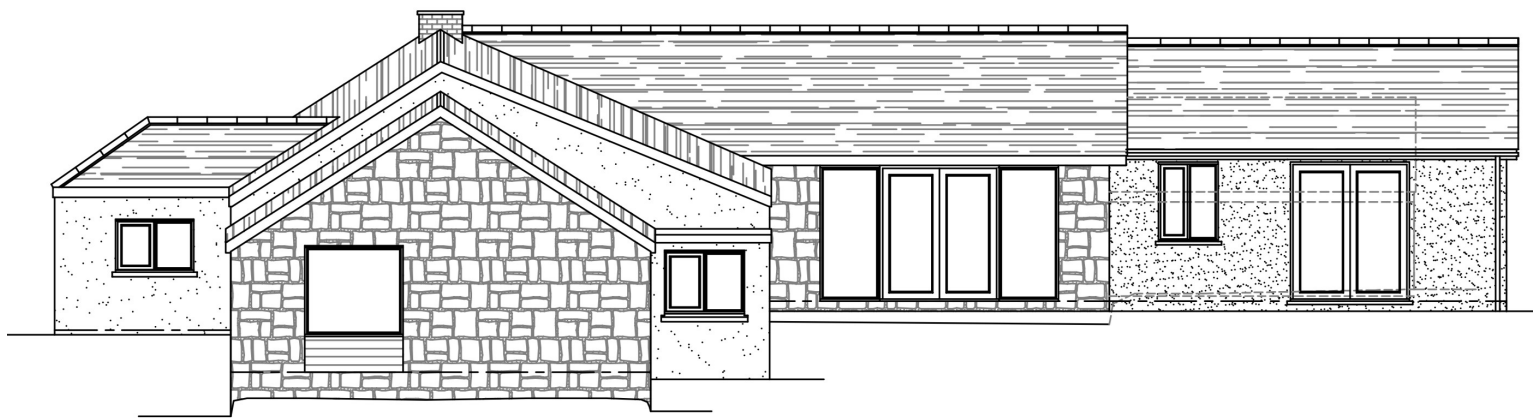
HM Land Registry
Official copy of
title plan

Title number **CYM666757**
Ordnance Survey map reference **SN5466NE**
Scale **1:2500**
Administrative area **Ceredigion / Ceredigion**



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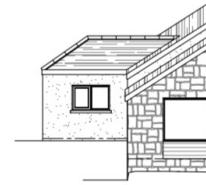


SIDE ELEVATION





SIDE ELEVATION



SIDE ELEVATION

MATERIALS:
 WALLS - smooth painted render to match existing.
 ROOF - spanish iberian natural slates to match existing.
 WINDOWS & DOORS - brown woodgrain effect UPVC to match existing.
 FASCIA & SOFFIT BOARDS - brown painted timber to match existing.
 RAINWATER GOODS - ogee black UPVC gutter and downpipes.

