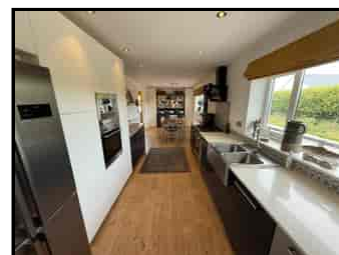


*Be prepared to be impressed ! Fully renovated 4 bed bungalow of exceptional standard. Set in 0.75 acres. Pentre'r Bryn, Near New Quay.*



**Ty Haf, Pentre'r Bryn, Nr New Quay, Ceredigion. SA44 6JZ.**

**£498,000**

**R/4822/ID**

**\*\*High quality 4 bedroom detached bungalow set in 0.75 acres of gardens and grounds\*\*Recently renovated to a high standard\*\*Quiet and peaceful location\*\*On the edge of the popular coastal village of Pentre'r Bryn, near New Quay\*\*Only a 10 minute drive to the Cardigan Bay coastline\*\*Range of outbuildings including large detached garage and workshop, stable block and detached static caravan\*\*Ideal for those looking for a property for multi generational purposes or home with an income\*\*Distant sea views over open countryside and towards the Cambrian mountains\*\*Convenient village being on a bus route\*\*Deceptively spacious accommodation\*\*A highly efficient property with air source heating system and 14pc solar panels, being fully insulated and has an EPC A Rating **\*\*MUST BE VIEWED INTERNALLY TO BE APPRECIATED\*\*****

The property is situated just on the edge of the coastal village of Pentre'r Bryn offering a community primary school, village shop, public houses, places of worship, agricultural merchants, nearby caravan sites and good public transport connectivity The fishing village of New Quay is within a 10 minutes drive of the property offering a wonderful outlook over Cardigan Bay and having a good level of local amenities and services including doctors surgery, primary school, sandy beaches, renowned local cafes, bars and restaurants, village shops and convenience stores. The property is equi distant 30 minutes drive from the larger towns of Aberystwyth and Cardigan. Aberystwyth having university, hospital, supermarkets, network rail, retail parks, industrial estates and much more.



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## GENERAL

The vendors have invested significant time and money on the complete renovation of the property over recent years. They have extended the property and have completely renovated the property with works including new roof, wall insulation, new kitchen, bathroom suites, floor coverings and complete redecoration. Heating is by air source heat pump, and there is a 6KW PV solar panel system. In addition, there is a modern log burning stove installed.

One of the main features of the property is its 'A' EPC rating which is rarely achieved and shows the commitment to the property's efficiency by the vendors.

The property is of traditional cavity block construction under a natural slate roof. It has been designed for ease of maintenance, having been clad overall with Cedral weatherboard, which is self-coloured and has a minimum 50 year life expectancy, has UPVC soffits and fascias and galvanised steel rainwater goods.

The property could also function as two separate dwellings, perfect for those looking for a granny annexe.

The property sits in some 0.75 acre of ground which is ideal for those looking for space.

## THE ACCOMMODATION

### Entrance Hall



6' 7" x 5' 5" (2.01m x 1.65m) via grey composite door with opaque side panels, tiled flooring, central heating radiator. Door into -

### Modern Kitchen







29' 0" x 8' 7" (8.84m x 2.66m) comprising of a mix of satin white, gloss navy blue and stainless steel base and full height units. White quartz and solid oak work surfaces, with double stainless steel sink with mixer tap with pull-out spout. Kenwood dual fuel range with 5 burner hob and large oven. Eye level Logic fan oven, Hotpoint combi microwave, grill and oven, american style double door fridge freezer. Fully integrated dishwasher and washing machine. Tiled splash back. Space for large dining table. 2 double glazed windows to front, 2 central heating radiators. Ceiling downlighters and 3 pendant hanging lights over the dining table. Semi-open plan into:

## Lounge

13' 7" x 18' 3" (4.14m x 5.56m) A light and spacious room with recently installed contemporary 5KW log burning stove on a slate hearth. 5' 8" sliding doors overlooking the garden. Double glazed windows to side and rear. Ceiling downlighters, tv point, 2 central heating radiators, good quality laminate flooring.







### Rear Hallway

9' 3" x 4' 0" (2.82m x 1.22m) with cupboard housing the air source heating system. Door into -

### Principal Bedroom 1

13' 8" x 13' 2" (4.17m x 4.01m) Double glazed window overlooking the garden and the view beyond. Fitted wardrobes, ceiling downlighters, pendant bedside lighting, bedside power points with USB sockets, tall central heating radiator. Opaque glass sliding door into



### En Suite Shower Room

5' 2" x 8' 5" (1.57m x 2.57m) A modern white suite with a large walk in shower with Triton Aspirante 9.5kw thermostatic electric shower. Vanity unit with wash hand basin. Dual flush wc. Feature tiled walls. Illuminated and heated mirror, tall storage cupboard.



### Passageway

8' 6" x 6' 5" (2.59m x 1.96m) with central heating radiator, access hatch to loft. Doors into -

## Family Bathroom



8' 6" x 6' 5" (2.59m x 1.96m) a modern white suite comprising of a modern roll top bath with wall mounted taps, corner shower unit with mains dual outlet shower with rainfall head, feature sink with wall mounted hot and cold taps, dual flush w.c. tiled flooring, chrome heated towel rail, frosted window to front, central heating radiator, tall cupboard unit, extractor fan.

## Rear Double Bedroom 2



12' 2" x 9' 9" (3.71m x 2.97m) with double glazed window overlooking the garden and the view beyond. Central heating radiator. Ceiling downlighters. Fitted full height wardrobe. Bedside power points with USB sockets.

## Front Bedroom 3

10' 7" x 9' 9" (3.23m x 2.97m) Currently used as a study/second sitting room. Double glazed window to front. Ceiling downlighters. Tv and satellite points.



## Bedroom 4



8' 9" x 8' 4" (2.67m x 2.54m) Currently used as a single room, but space for a double bed if required. Double glazed window overlooking garden, central heating radiator, ceiling downlighters, fitted full height wardrobe, bedside power points with USB sockets.

## EXTERNALLY

### To the Front

An attractive feature of the property is its garden and grounds sitting in some 0.75 acres.



The property is located just off a tarmac farm driveway off the A486 road being in a quiet position with the initial front extensive area laid to lawn, being fully fenced off.

Gravelled parking space for 4 cars.

Front forecourt laid to slate.

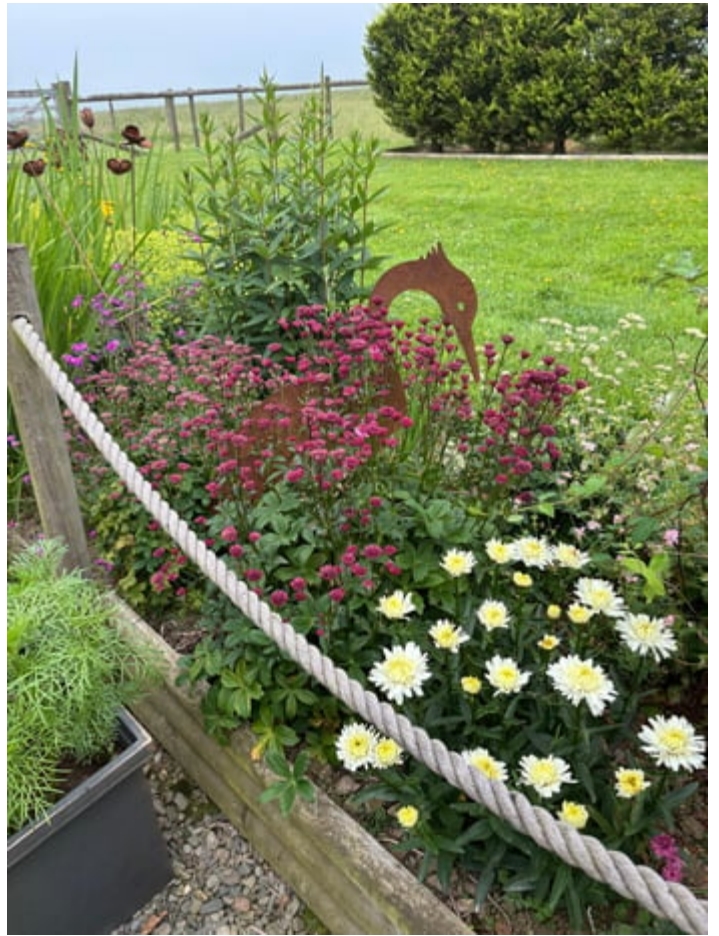


## Garden

A most attractive area, again mostly laid to lawn with flower borders with a variety of flowers and shrubs.

Lower patio area.









### Substantial Garage/Workshop

29' 5" x 24' 0" (8.97m x 7.32m) of breeze block construction with front garage door, electric and plumbing connected and ideal for those looking for a good sized workshop space.



### 2 Separate Useful Storage Rooms

Located externally from the property.

Beyond this is a yard, ideal for parking vehicles or boats.





**Former Stable Block**



12' 0" x 22' 5" (3.66m x 6.83m) of block construction with 2 doors to front, new roof and electricity connected.

### **Atlas 2 bed Static Caravan**

28' 0" x 12' 0" (8.53m x 3.66m) which is in good condition and this could be rented out. Benefits from lovely sea views over Cardigan Bay with its own septic tank and composite decking to the side.







## The Paddock

Mostly laid to grass, with a patio area. Partially kept wild with rowan and birch trees. Fully and securely fenced. Combined with the existing stable block, would make an ideal area for those wishing to keep a pony or other animals.







## 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

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://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 are advised the property benefits from mains water, electricity and drainage. Private drainage to caravan. Air source heating system. 14 pv solar panels.

Council Tax Band D (Ceredigion County Council).

TENURE FREEHOLD



## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Air Source Heat Pump. Solar.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** A (104)

**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

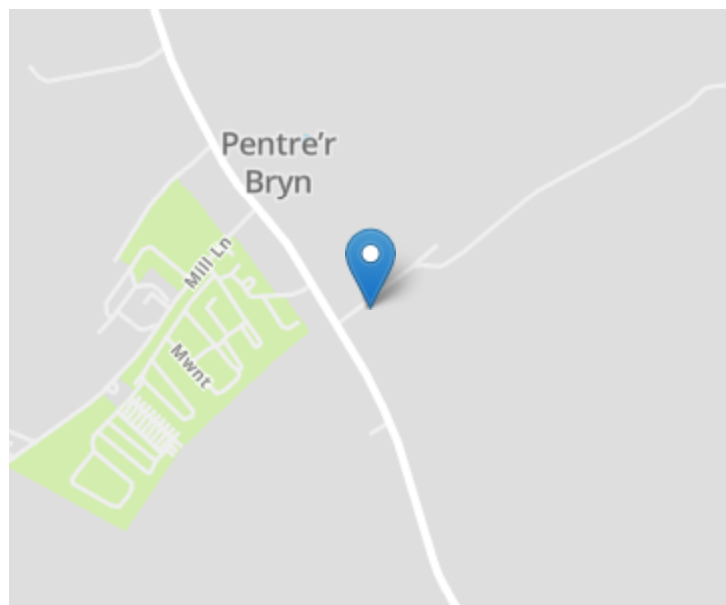
**Is the property listed?** No

**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

Travelling from Aberaeron south on the main A487 to the village of Synod Inn. Take the right hand turning in Synod Inn onto the A486 New Quay road. Continue down past the school and onto the village of Pentre'r Bryn. You will pass a row of bungalows on your right hand side, after the fifth bungalow you will see the turning down to Ty Haf, continue down this road and it will be the first property on the right hand side.

## Energy Efficiency Rating

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

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

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**Ceredigion**  
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