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**RICS**



Since 1989

*Modern 4 Bedroom Detached Dwelling. Set within 0.6 Acres. Pongarreg. Nr. Llangrannog. West Wales.*



**Llys Efrog, Pontgarreg, Llandysul, Ceredigion. SA44 6AT.**

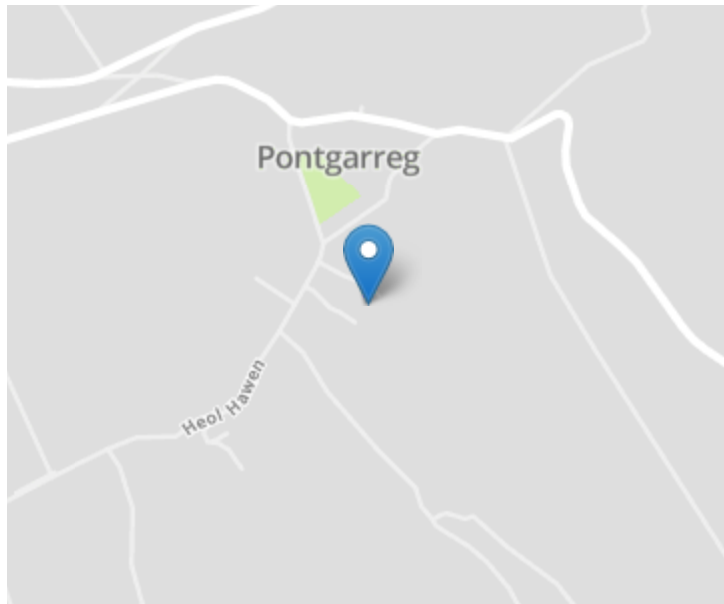
**R/3606/RD**

**£495,000**

**\*\* Modern 4 Bedroom Detached Dwelling \*\* Set within 0.6 acres \*\* Private setting with countryside views \*\* 5 minutes drive to Llangrannog \*\* Attractive setting along private drive \*\* Mature trees and planting to borders \*\* Double garage \*\*  
\*\*\*\* Rear Garden with countryside aspect \*\* Feature Sun Lounge on rear patio \*\* New Bathrooms \*\***

**\*\* A substantial property within mature landscaped Grounds that must be viewed to be appreciated \*\***

The property is situated within the coastal village of Pongarreg being some 5 minutes drive from the Cardigan Bay coastline at the sandy cove of Llangrannog. The nearby village of Brynhoffnant offers village shop, petrol station, community primary school, places of worship, public houses with Llangrannog offering traditional seaside offerings with popular local cafes, pizza takeaway, ice cream parlour and beach with access to the All Wales coastal path. The larger town of Cardigan is some 25 minutes drive from the property along the A487 coast road. Cardigan offers supermarkets, retail parks, industrial estate, cinema, community hospital, secondary school and 6th form college.



## General

A great offering to the marketplace.

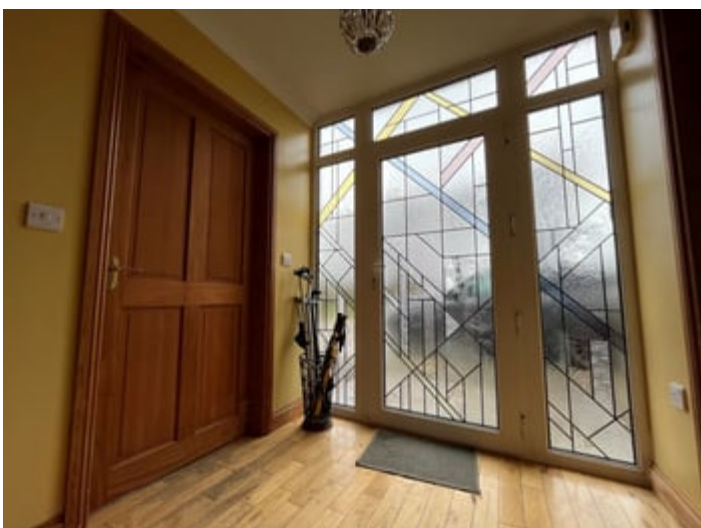
The property provides 4 bedroom accommodation across 2 floors with 1 bedroom and part of the kitchen space currently adapted to provide a disability lift from ground floor to first floor. Buyers should be aware that this lift could remain in place subject to negotiation.

The property is set within some 0.6 acres of mature grounds with some feature trees pepper-potted around the plot.

A good standard of living space with additional double garage to the front of the property.

## Entrance Hallway

9' 1" x 6' 5" (2.77m x 1.96m) accessed via glass panel door and side glass panel, oak flooring, understairs cupboard, radiator.



## Lounge

12' 8" x 21' 4" (3.86m x 6.50m) large family living room with electric fire, 2 x radiator, dual aspect windows to front and rear overlooking garden, side patio door to covered patio area, oak flooring, TV point, multiple sockets, spotlights to ceiling, doors to sun lounge and connecting door to:







### Study/Ground Floor Bedroom 1

10' 4" x 10' 5" (3.15m x 3.17m) oak flooring, dual aspect windows to front and side, access to loft, radiator.



### Sun Lounge

11' 7" x 12' 4" (3.53m x 3.76m) uPVC windows to all sides, patio doors to rear garden, tiled flooring, radiator, multiple sockets, connecting door to:



### Kitchen

21' 1" x 12' 8" (6.43m x 3.86m) also accessible from the

entrance hallway with a range of oak base and wall units and breakfast bar, gas and electric cooking range with extractor over, Formica worktop, 1½ stainless steel sink and drainer with mixer tap, window to garden, plumbing for dishwasher, tiled flooring, dining area with space for 4+ persons dining table, window to front currently having an electric disabled lift to the first floor bedroom 3, side walk-in pantry with a range of shelving, tiled flooring, electric socket.







### Utility Room

9' 8" x 9' 6" (2.95m x 2.90m) with a range of kitchen units with stainless steel sink and drainer with mixer tap, radiator, external door to front, side window, Worcester boiler, washing machine connection, access to loft, door to:



### Ground Floor Shower Room

4' 3" x 9' 7" (1.30m x 2.92m) with 1200mm wide enclosed tiled shower unit, single wash hand basin on vanity unit, dual flush WC, side window, radiator, tiled flooring.



### First Floor

#### Landing

Accessed via the original oak staircase from the ground floor with feature stained glass window allowing excellent natural light, radiator, multiple sockets, walk-in airing cupboard.





## Master Bedroom Suite

15' 4" x 12' 8" (4.67m x 3.86m) being an 'L' shaped double bedroom suite with feature corner floor to ceiling windows enjoying a wonderful countryside aspect, laminate flooring, radiator, multiple sockets.



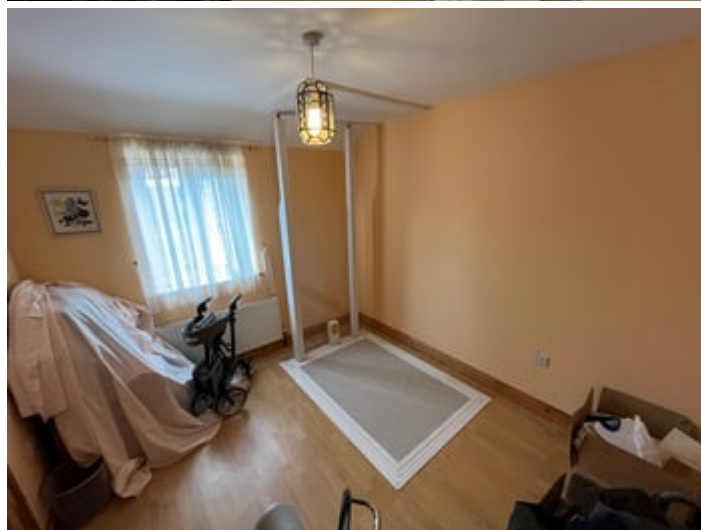
## En-Suite

8' 4" x 5' 4" (2.54m x 1.63m) a wet room facility with walk-in shower, WC, single wash hand basin on vanity unit, radiator.



## Front Bedroom 3

9' 4" x 10' 4" (2.84m x 3.15m) double bedroom, radiator, multiple sockets, laminate flooring, currently housing the lift from the kitchen area from ground floor.



## Rear Bedroom 4

9' 5" x 10' 4" (2.87m x 3.15m) double bedroom, rear windows with views over the adjoining fields, multiple sockets, radiator, laminate flooring.





## External

### To front

The property is accessed from the adjoining county road into an enclosed and private garden and driveway meandering through the landscaped gardens and trees to the front forecourt providing a wonderful setting and access to:



## Bathroom

5' 6" x 9' 9" (1.68m x 2.97m) with a white bathroom suite including panelled bath, WC, single wash hand basin, bidet, rear window, radiator, tiled flooring.





### Double Garage

20' 0" x 20' 0" (6.10m x 6.10m) with 2 x roller shutter doors, side pedestrian door, rear window, concrete base, multiple sockets.



### Front Garden

Predominantly laid to lawn with mature shrubs and planting to borders and side footpaths leading through to:







### Rear Garden

With extending brick paviour patio from the sun lounge and side covered area allowing excellent BBQ space and shelter with raised garden area with a mixture of mature trees and planting, shrubbery and also a fish pond.



### Services

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

Council tax band - F


### Directions

Travelling south from Synod Inn on the A487 proceed through the village of Plwmp and into Pentregat turning right signposted Llangrannog and the Urdd campus. Proceed along this road for approximately 2 miles heading down into Pontgarreg forking left before the village hall and continue along this road and over the bridge past the former primary school to the junction. Proceed for 20 yards and the entrance to Llys Efrog is on your left hand side being gated and noted by the property sign.





# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# H.M. LAND REGISTRY

TITLE NUMBER

# WA 877597

ORDNANCE SURVEY  
PLAN REFERENCE

SN3353-3354

Scale  
1/2500

ADMINISTRATIVE AREA

CEREDIGION / SIR CEREDIGION

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