

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



**MORGAN
& DAVIES**

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BRYNGOG, NEBO,
LLANON,
CEREDIGIONS Y23 5LN
£620,000

REF: A/5238/RD



Image Caption

**BRYNGOG,
NEBO,
LLANON,
CEREDIGION,
SY23 5LN**

£620,000

- ** Character 4 bedroom dwelling **
- ** Nebo, Llanon **
- ** Set within 2.1 acres **
- ** Wealth of original and enhanced character features **
- ** Deceptively spacious **
- ** Useful range of Outbuildings **
- ** Distant views to coastline **



Image Caption



Image Caption

**** 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.



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

Front Porch



With glass panel door, slate flooring.

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.





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Lower Inner Hallway

With radiator and access to:

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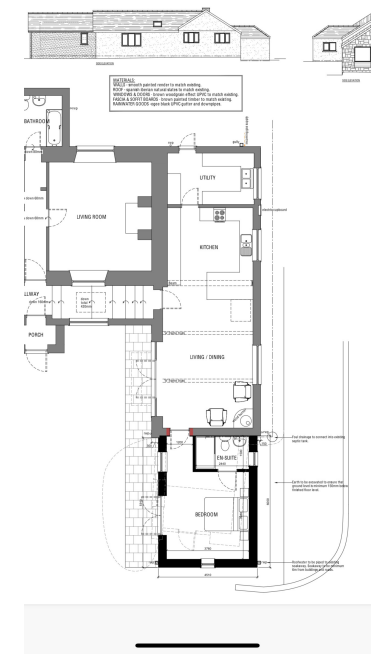
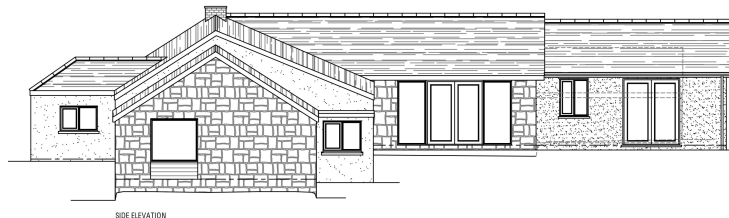
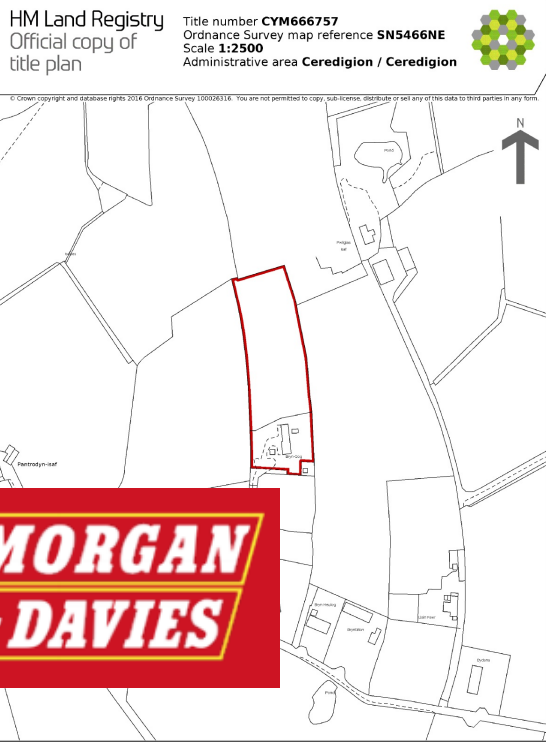
Bedroom 1



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

Bedroom 2





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.

Tenure

Freehold

Services

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

Council Tax band D.

For further information or to arrange a viewing on this beautiful property, contact us:

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