

Brithdir Brynawelon, Penparc, Cardigan, SA43 1ER

- Superb Five Bedroom Home
- Conservatory & Open Plan Lounge
- Edge of Town - Near Amenities
- Double Garage & Ample Parking
- Oil Central Heating
- Three Bathrooms & One Ensuite
- Garden Ideal for Self Sufficient Living
- Countryside Views of Preseli Hills
- Solar Panels & Underfloor Heating
- EPC Rating: C

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This modern five-bedroom home is situated within a private residential development on the outskirts of the village of Penparc. A short drive from the bustling town of Cardigan and approximately 10 minutes drive to the wonderful Ceredigion coastline. This property boasts a peaceful semi-rural feel with distant views of the Preseli Hills, a substantial and yet private garden, an open-plan living room, kitchen and conservatory. It has an array of solar panels and added energy saving devices ensuring the running costs of such a spectacular property remains as economical as possible – Brithdir certainly has a lot to offer!

Briefly the interior comprises; a grand entrance hallway with wood flooring, under-floor heating and the wooden stairs to the first floor, from the entrance there is access to the master bedroom with its own en-suite shower room and the separate, master bathroom, with built in extensive airing cupboard and controls for the solar panel system. Moving towards the central part of the house on the ground floor is the dining room, which is situated towards the front of the house.

Glazed double doors lead to the lounge, with feature gas fireplace and open plan connection to the true gem of this property, the extraordinary conservatory, with its uninterrupted views over the rear garden and the fields beyond. This room is tiled and has under floor heating, a ceiling mounted fan and air-conditioning unit, the vendors having gone to great lengths to minimise heat loss by insulating the roof of the conservatory.

The kitchen can be accessed either from the main hallway or directly from the conservatory and it features a range of wooden wall and base level units, a breakfast bar and a fitted Rangemaster gas hob and electric oven. A door separates this room from the practical utility room, walk in pantry, a further shower room with toilet, and the integral double garage which has electric points, lighting and an up and over electronically operated door.

The second and third bedrooms are accessed exclusively from the main staircase to the East and benefit from modern-style arched dormer window bays, one with a view across the hills. A shower room with Velux window is situated in-between the two bedrooms.

The second staircase situated to the West of the property, leads to the accommodation above the garage and kitchen. This spacious landing has been utilised as an office and there is BT broadband available with speeds in the region of 74 Mbps offering a good potential for working from home whilst enjoying the scenic views out the Velux window, towards the Preseli Hills. Bedroom four and five are found either side of the landing and are currently used as an entertainment room and private library. The window facing south towards the hills is a wonderful place to gaze at the stars on a clear night, with or without a telescope!

Externally the property is accessed via a council adopted road and there is ample off road parking to the front on the tarmacked driveway. There are paths both sides of the house to the rear garden, which has a patio area immediately to the rear of the conservatory, a raised decked area with feature pond and unique inset rendered wall, planted with a wonderful array of flowers, fruit trees and shrubs, adding to the lush, Mediterranean atmosphere of the outside space.

The rear garden faces South-East and enjoys sun for the majority of the day, it is fenced either side with high fence panels channelling your attention towards the picturesque landscape beyond.

This is not only a tranquil space to relax and entertain, it is also a practical place to lead a more self-sufficient lifestyle, there is a shed to store garden tools, a greenhouse and potting area, various raised beds and a formal lawn where even more raised beds could be placed.

The options are endless and Brithdir surely wont disappoint, viewing highly recommended to appreciate everything that this superb home has to provide!



DIRECTIONS

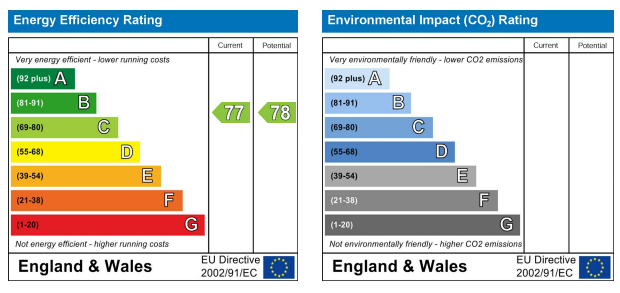
Head out of Cardigan along the A487 North continue for about 2 miles and as you enter the village of Penparc you will see a bus stop on your right and shortly afterwards a right turn into Brynawelon - take this right turn and proceed to the end of the road and you will see the property on your right with a blue double garage door. What 3 Words Reference - ///prices.middle.coasters

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band 'G' Ceredigion County Council
 We would respectfully ask you to call our office before you view this property internally or externally

ref: LW/LW/06/23/OK/AMS

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AERIAL VIEW

