



Llais Y Mor

Llais Y Mor, Llangrannog, Llandysul, SA44 6SW

£400,000

 2  2  1  E



# Llais Y Mor, Llangrannog, SA44 6SW

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- Stunning seaside home
- 2 Double bedrooms
- Parking & storage
- Semi-detached
- Balcony overlooking beach
- Popular Llangrannog village
- Overlooking the beach & sea
- rear patio and decking
- Income potential or home
- EPC Rating : E

## About The Property

A truly unique opportunity to buy a stunning home directly overlooking the sea and the beautiful blue flag beach in Llangrannog. Situated at the heart of this popular seaside village with its vibrant community, cosy pubs, and beautiful beaches, much loved by locals and tourists alike. Currently used as a holiday home this property offers income potential or if you wished to make it your home you would be able to enjoy all the benefits that a life by the coast brings. This beautifully maintained property overlooks the beach and is a easy strolling distance to the village pubs, cafes & shop, and also gives access to the popular Ceredigion Coastal Path. It comes complete with sought-after parking in the village with an integral garage that also has additional storage space ideal for storing all the equipment that comes with coastal living.

This 2 bedroom semi-detached house is approached from the seafront, it benefits from an integral garage with a concrete area in front, and a separate entrance to the left, Through the entrance down an internal alleyway to the end there is a door to your left, You approach the main living area from the first flight of stairs, This spacious Lounge/Kitchen/Dining room has been tastefully decorated and designed to capture the stunning sea views, with french doors leading you onto the balcony that stretches the length of the building, The balcony has room for a small seating and dining area to enable you to enjoy alfresco dining or even just to sit and enjoy the ever-changing sea landscape or the stunning sunsets. The kitchen area benefits from a range of base and wall units, an integral under-counter fridge, a dishwasher, an electric hob, an oven with an extractor fan over, and an eye-level microwave. In the dining/lounge area, there is also a wall-mounted feature radiator with a mirror inset into the design.



Details continued;

There is a door that then leads you into the inner hallway to the shower room, and a door to the rear decked area and garden, and stairs up to the 2nd floor. The modern shower room has underfloor heating, a w/c, a wash hand basin, a corner shower, and tiled floor and walls, and a towel radiator.

The top floor of the house has an upper landing with doors off to two double bedrooms. Bedroom one is the master, located at the front of the property so benefits from the stunning views overlooking the beach, this room also has an en-suite with a shower, w/c, wash hand basin, a towel radiator, and tiled flooring and walls. Bedroom two is located to the side of the home is also a double and has a Velux window.



Externally;  
The garage benefits from double wooden doors, with an additional concrete space to the front of the doors that could be used as a small parking area, the garage has an additional storage area to the rear. The inner alleyway accessing the property has a right of way over it for the neighbour to enable them to access the rear of their property.

From the First floor, you are able to access the rear patio area, a private area for relaxing and there is also space for a barbeque if desired, landscaped into the

rear bank there are steps to a further small patio, and up some narrow steps, past the oil tank, and up the rear bank there is a decking area with a bench and seating area that gives you stunning views over the rooftops and onto the beach and sea beyond. The garden area does stretch a bit higher but is not really accessible due to the steepness of the bank,

This property is in a wonderful location and really needs to be viewed to truly appreciate all it has to offer.

Entrance

Garage

18'6" x 11'8" (5.641 x 3.573)

Storage Room

11'8" x 4'1" (3.573 x 1.251)

Door.

Lounge/Dining Room/Kitchen

18'5" x 14'11" (5.629 x 4.548)

Balcony

Middle landing

5'6" x 2'7" (1.684 x 0.794)

Shower Room

5'5" x 4'11" (1.672 x 1.523)

Landing

12'8" x 3'5" (3.867 x 1.051)

Bedroom 1

12'3" x 9'2" (3.753 x 2.812)

Door to:

En-suite

7'8" x 2'10" (2.349 x 0.882)

Bedroom 2

11'8" x 9'1" (3.571 x 2.781)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: Currently benefits from

small business rates relief, but previously was E, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property.

VIEWING INFORMATION: The neighbour has a right of way down the side entranceway to access the rear of their property, and you have a right of way from the rear balcony across the neighbours garden. for delivery of oil etc.





## Directions

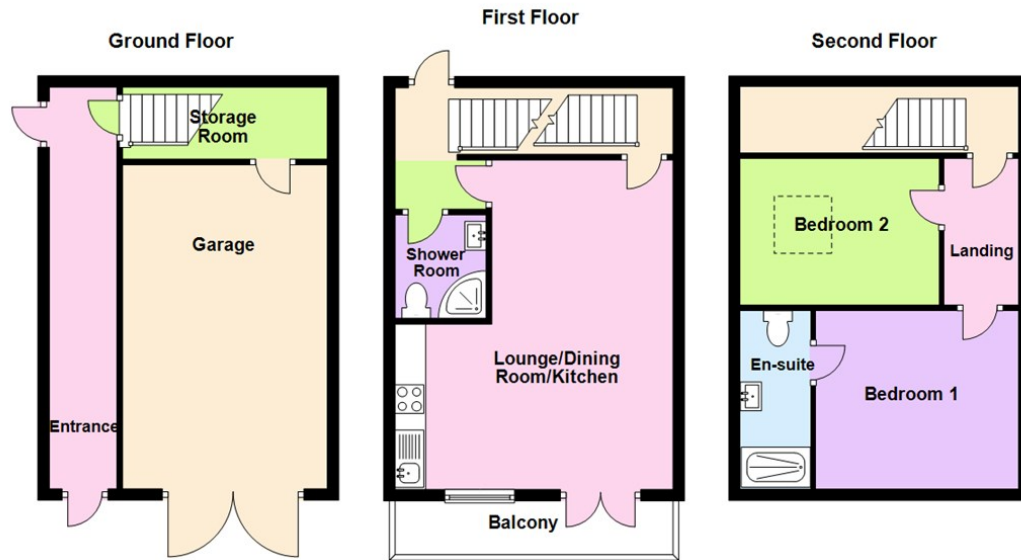
Head northwards out of Cardigan along the A487, continue for about 11 miles until you reach the village of Brynhoffnant. Turn left here along the B4334 and continue all the way to the junction. Turn left here and carry on down into the village of Llangrannog. Drive into the village passing the car park on your right continuing along the seafront passing The Pentre public house, and continuing towards the small boat yard, before you reach the end of the beach,

## INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>53</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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