



CARDIGAN BAY  
PROPERTIES  
FOR SALE  
AR WERTH  
01239 562 500

Bryncynnon, Crosswell, Crymych, SA41 3TF

Offers in the region of £310,000

 4  1  2  E



# Bryncynnon, Crosswell, SA41 3TF

Offers in the region of £310,000

- 3/4 Bed Detached Cottage
- Ample off Road Parking
- Wood fired CH with Thermal Store
- 15 min drive to Popular Coastal town of Newport,
- Character Traditional Cottage
- Beautiful Wildlife Garden to Rear
- Views of Preseli Hills in Distance
- 1 Room in Need of Finishing Off
- Potential Annex
- Energy Rating; E

## About The Property

An idyllic, 3/4 bed traditional detached stone cottage, with 3 reception rooms and potential for annexe (STP), off-road parking, and a wildlife garden. Situated within the hamlet of Crosswell at the foothills of the Preseli Mountains. All of which is only a 15 min drive from the sought-after coastal town of Newport, with many stunning beaches to choose from around Newport Bay and coastal paths of Cardigan Bay on the west coast of Wales.

Comprising: Wooden conservatory leading into the traditional kitchen with tiled flooring and a wood-fired "Lincar Ilaria range" boiler used for cooking and providing hot water and central heating for the home, with a useful wood store to side, a sink/drain, wall and base units and space for a dining table and chairs, space and plumbing for washing machine & dishwasher, with a drying area above the door in the conservatory, and an additional external door to the side of the kitchen. This room also benefits from a dining and sofa area, with the afternoon sun streaming in (when sunny).

A door from the kitchen leads you into the spacious lounge with stairs hidden behind a wood-panelled wall to the first floor, an additional storage cupboard, and a beautiful inglenook fireplace housing the log burner. This characterful room also has space for a dining table as well as a spacious cosy seating area. From here you walk through a door into a dining room/possible additional bedroom with high ceilings. Flows into a quaint parlour with original features offering a variety of uses, with a slate floor, a feature inglenook including a bread oven, underfloor heating pipes installed, traditionally rendered stone walls, and an exterior door out to the parking area to the side of the cottage. These 2 reception rooms lend themselves to an annex.



Details continued;

The upstairs attic space above the parlour room is in the process of being converted into a mezzanine floor to be used as an additional/guest bedroom or office space, with a large balcony window that has been set into the roof, this space is in need of completing to the new homeowner's needs, it has restricted head space in places and does not have a staircase installed.

From the lounge is a staircase behind a door up to the first floor and the family bathroom. From the landing, the doors open into three double bedrooms, two with wood-panelled walls and one with a built-in cupboard. The master with double aspect views over the rear gardens and to the Preseli Mountains beyond, with an airing cupboard housing the Thermal Store water tank heated from the wood-fired range in the kitchen. The thermal store enables central heating & hot water on demand/timer using an ordinary CH controller, whether the stove is going or not. Between the bathroom and master bedroom, there is a built-in cupboard with hanging and shelving. The family bathroom has a w/c, hand wash hand basin, a bath with shower over and a cubicle with an electric shower.



Externally:  
The cottage has a feature low stone wall to the front, with two driveways located at the side of the grounds, there is parking for over 4 cars and a pathway around the rear of the cottage to access an additional outbuilding, log store and additional storage areas, there is also access to the road from this side. The main garden is at the rear of the property and is accessed via steps or a sloping pathway up to the wildlife areas. The grass has been left to grow to entice the local flora and fauna with pathways cut to allow access through the gardens. The garden has been separated into two sections, there are mature apple trees, fruit trees, soft fruit, a vegetable patch, a garden shed and a lawn seating area. The garden is bounded by mature trees with glimpses of far-reaching views of the

countryside and the Preseli Mountains.

This traditional cottage is filled with character and charm, this is an opportunity not to be missed.

Conservatory  
10'4" x 8'1" (3.170 x 2.475)

Kitchen  
22'5" x 9'10" (6.851 x 3.021)

Lounge  
24'6" x 12'9" (max, into inglenook) (7.471 x 3.891 (max, into inglenook))

Dining Room / Bedroom 4  
12'11" x 11'0" (3.942 x 3.366)

Reception Room  
16'3" x 13'10" (max into inglenook) (4.962 x 4.234 (max into inglenook))

Attic area (partially converted)  
14'9" x 14'0" (4.507 x 4.274)

First Floor Landing  
11'0" x 2'11" (3.378 x 0.898)

Master Bedroom  
10'8" x 9'10" (3.262 x 3.017)

Bedroom 2  
10'1" x 9'0" (3.084 x 2.766)

Bedroom 3  
12'9" x 8'10" (3.910 x 2.703)

Family Bathroom  
9'11" x 7'4" (3.026 x 2.254)

Outbuilding

IMPORTANT INFORMATION:

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

VIEWING INFORMATION: The property is located on B4329, The rear garden is elevated, there was some Japanese Knotweed located on another level to the house in the rear of the garden, we have been informed by the owner that they have been using a chemical free treatment, but please note this is not a certificated treatment plan. The mezzanine can only currently be accessed via a ladder, the new owners will need to install a staircase. We have advised this property benefits from Private Drainage. This property is located in

Pembrokeshire Nation Park. We have been informed by the owner that the central heating system has been built with capacity for a gas or oil boiler & Thermal Solar to be added, if required.

TAX BAND: E, Pembrokeshire 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 on these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised this property benefits from Private Drainage.

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https:// checker . ofcom . org . uk>)

TR/TR/10.22/TR/OK





## Directions

From Cardigan head out southwards along the A487 heading to Fishguard. Drive through the village of Eglwysrw, then take the next left turning towards Haverfordwest onto the B4329. Continue into the hamlet of Croswell, and the property is the last cottage on your left as you are leaving the village, denoted by our for sale board.

## 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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