



Brynderwen, Saron Road, Pentre-Cwrt,
Llandysul, SA44 5DL



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£350,000

- Detached bungalow
- Beautifully presented
- Enclosed rear garden
- Attached garden
- Sun lounge
- 4 Bedrooms & 2 bathrooms
- Rural village location
- Parking for over 6 cars
- Multi fuel stove in lounge
- EPC rating : TBC

About The Property

Located in the charming village of Pentre-Cwrt, Llandysul, this beautifully presented detached 4-bedroom bungalow is a true gem, Boasting 3 reception rooms and 4 bedrooms this property offers ample space for a family's needs. The rural village of Pentrecwrt benefits from a village pub and a local shop, all located just 2.4 miles from the town of Llandysul and 6 miles from the market town of Newcastle Emlyn which both benefit from local amenities.

Upon entering, you are greeted by a welcoming reception hall that sets the tone for the rest of the house and benefits from a handy storage cupboard. The spacious lounge is beautifully presented complete with a multi-fuel fireplace with an oak mantel and a slate hearth, with engineered oak flooring, which seamlessly flows into the dining room via the double doors, creating the perfect space for entertaining guests or simply relaxing.

One of the highlights of this property is the sun lounge, which not only floods the space with natural light but also provides a tranquil spot to enjoy views of the enclosed rear garden this room has an insulated roof and double French doors leading you to the patio and rear garden. The dining room provides ample room for entertaining and flows into the sun lounge. The fitted kitchen has access doors from both the dining room and the hallway benefits from a range of base and wall units, an integral dishwasher, and space for a range cooker with an extractor fan above, there is also a Belfast sink and a drainer carved into the worktop. The utility room offers convenience and functionality with space and plumbing for a washing machine & tumble dryer, an oil boiler, and a door out to the side of the home.



Continued:

The 4 bedrooms all accessed from the hallway, ensure that everyone in the family has their own space, with the master bedroom featuring a separate en-suite and a walk-in wardrobe for added luxury, the en-suite has a double size electric shower, a w/c, a wash hand basin with storage below, bedrooms 2 and 4 also have storage cupboards while bedroom 3 is also a double.

Additionally, the property includes a family bathroom with a bath with shower over, a w/c and a wash hand basin all adding to the convenience

of this beautiful well-appointed home.

Externally

As you approach the property, you are greeted by a driveway leading through a gate to the attached garage, providing convenient parking for up to 6 cars. The front garden, with its lush lawn, adds a touch of greenery to the entrance with a range of shrubs around the borders.

The other highlight of this property is the enclosed rear garden, accessible via paths on either side of the

bungalow. The garden features a lovely lawn, a paved patio, and a gravelled seating area, perfect for enjoying the picturesque countryside views that stretch out behind the property, there is also a raised pond a small shed, and a lean-to storage area to the side. a log store a workshop and a side shed,

In conclusion, this detached bungalow on Saron Road is a wonderful opportunity to embrace peaceful village living while still enjoying modern comforts and ample space for your family. Don't miss the chance to make this property your own and create lasting memories in this idyllic setting.

Hallway (L shape)
19'11" x 24'6" (max)

Lounge
16'4" x 16'3"

Dining room
9'6 x 16'3

Sun Lounge
11'10" x 11'10"

Kitchen
16'4" x 11'1" (max)

Utility room
7'1" x 6'9"

Bathroom
13'1" x 7'4"

Bedroom 2
13'1" x 7'4"

Bedroom 3
9'8" x 9'9"

Master Bedroom 1
13'1" x 12'9"

En-suite
9'7" x 3'10"

Bedroom 4
12'8" x 11'8"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S)
THAT THIS PROPERTY BENEFITS FROM THE
FOLLOWING:

COUNCIL TAX BAND: F - Carmarthenshire

County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Timber Framed &
Brick & Block

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Superfast / Standard ***add in
speeds eg - up to 60 Mbps Download, ***
FTTC, . - PLEASE CHECK COVERAGE FOR THIS
PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL: Signal
Available with EE, please check network
providers for availability, or please check





OfCom here - <https://checker.ofcom.org.uk/>
(Link to https://checker.ofcom.org.uk)

BUILDING SAFETY - The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are special

Accessibility/Adaptations on this property. A ramp to the front door.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

VIEWINGS: By appointment only. ; This is a modern timber frame, brick & block bungalow.
TR 30.04.24.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/04/24/OK/TR













From Cardigan take the A484 towards Newcastle Emlyn. Proceed through villages Pentrecagal, Henllan and into Pentre-Cwrt. Continue through the village and turn right at the T-junction. The property is located a bit further along on the left.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

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