



CARDIGAN
BAY
PROPERTIES

EST 2021

Brynnllin, Llandysul, SA44 6AH

Offers in the region of £399,950





Brynllin, Llangrannog, SA44 6AH

- Detached cottage
- Spacious lounge/diner
- Enclosed rear garden
- Character features
- Only 1.5 miles to Llangrannog beach
- 5 Bedrooms
- Open plan kitchen
- Off road parking
- 25 Minute drive to Cardigan Town
- EPC rating : E

About The Property

This detached character cottage is a true gem waiting to be discovered. Situated above the village of Pontgarreg which is a short drive from the sea side village of Llangrannog, set within its own grounds with ample off road parking, detached outbuildings and enclosed rear gardens. The picturesque coastal village of Pontgarreg, is only 1.8 miles from the ever-popular coastal village of Llangrannog, with its sandy coves and cosy village pubs, cafes, village shop and all within each reach of the Ceredigion Coastal Path in this very popular part of Cardigan Bay in West Wales. The market town of Cardigan is only 11 miles away with all the amenities of a larger town.

You step inside the bi-folding doors to the open-plan lounge, diner, and kitchen area. This is perfect for creating a warm and welcoming atmosphere, ideal for hosting gatherings with loved ones. Imagine relaxing in the lounge area, offering ample space for entertaining or simply unwinding after a long day. This flows into the kitchen with a range of base and wall units, an integral fridge freezer and dishwasher, an electric hob and an eye-level oven & microwave and sink with drainer, the rear hallway has doors to the family bathroom and 2nd lounge as well as stairs to the first floor. The additional 2nd lounge benefits from a log burner on a chilly evening, creating a cosy ambience that is simply irresistible, a door outside, a second set of stairs to the other 2 bedrooms, and a door off to bedroom 5 which has a feature fireplace.

With five cosy bedrooms spread across the house, there is no shortage of room for the whole family to find their own peaceful retreat. The layout of the property is unique and full of character.

Offers in the region of £399,950



Continued;

As you explore further, you'll find hidden surprises such as the master bedroom and bedroom four accessed via the first set of stairs. Additionally, there is a unique jack-and-jill bathroom accessible through a small door, adding a touch of whimsy to the layout being accessed from bedrooms 3 and 4. Bedroom 2 awaits through another door via the second landing where you'll find bedroom 2, both these bedrooms have painted wooden A-frame beams and restricted

headroom, adding to the character of the property.

Externally this property benefits from off-road parking located to the side of the house, and there is a pathway leading you down to the home you can either enter through the kitchen area or via the gated entrance to the front of the cottage leading you to the patio area ideal for al fresco dining to the bi-folding doors accessing the lounge, the garden is lawned, and has beautiful views looking down the valley below.

This property is not just a house; it's a home filled with stories waiting to be written. Don't miss the opportunity to make this enchanting cottage your own and create memories that will last a lifetime.

Lounge/Dining Room

19'2" x 17'2"

Kitchen

13'9" x 10'6"

Living Room

13'0" x 11'10"

Bathroom

9'11" x 8'10" (max)

Bedroom 5

13'1" x 10'7"

Bedroom 2

12'6" x 10'7"

Bedroom 3

12'5" x 9'5"

Jack and Jill Bathroom

11'1" x 5'7"

Bedroom 4

11'1" x 10'6"

Bedroom 1

15'5" x 13'5"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C - Ceredigion

County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating / Solid Fuel log burner

BROADBAND: Connected - TYPE -

Standard *** speeds - up to 15 Mbps

Download, up to 1Mbps upload ***, ADSL -

PLEASE CHECK COVERAGE FOR THIS

PROPERTY HERE -

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

https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE INTERNAL: Poor

Signal, 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 no special Accessibility/Adaptations on this property.

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. The rear of the property is next to the road.

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/06/24/TR/OK/TR













From Cardigan head north along the A487 until you reach the village of Brynhoffnant. Turn left onto the B4333 heading to Llangrannog. As you go down the hill you will come to a cross roads, turn right here heading to Pontgarreg and The Urdd. Take your first left (sign posted Yr Urdd) and follow this road all the way to the end. Turn right and carry on and take your first left. Go up the hill for almost a mile, passing a small farm shop, and you will see the property on your right.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

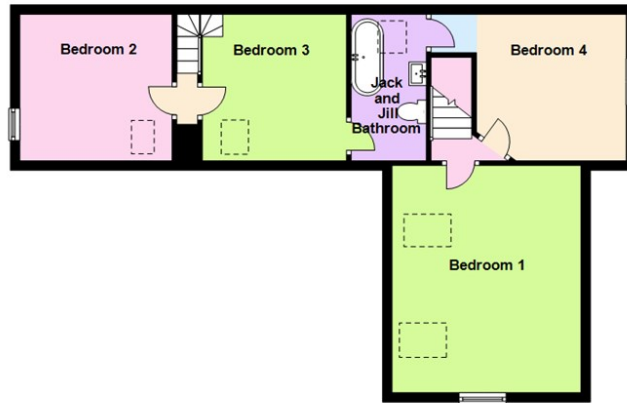
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

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

www.cardiganbayproperties.co.uk



EST 2021