



CARDIGAN
BAY
PROPERTIES

EST 2021

Lon House, Llandysul, SA44 5NA

Offers in the region of £460,000



4



2



2



E



Lon House, Coed Y Bryn, SA44 5NA

- 4 bed detached house
- In a rural setting with no near neighbours
- Rewilded paddock area to the rear
- Rural but not isolated, only 5 min drive to local shops at Croeslan & Penrhiwllan
- 20 min drive to the coast
- Beautiful mature gardens of just under an acre
- Off road parking for up to 3 vehicles and car port to front
- Veg bed area and Greenhouse, + Orchard
- 4.9 miles to Llandysul
- Energy Rating: E

About The Property

A charming, detached property situated in an idyllic rural location, with no immediate neighbours and a very pretty garden amounting to around 0.95 acres of grounds. The property is located within a lush green valley setting, nestled within a secluded spot on the outskirts of the rural village of Coed y Bryn.

Set amid the rolling hills and peaceful countryside of west Wales, the village of Coed-y-bryn has a very special appeal. Set around five miles from Newcastle Emlyn, with its ruined castle, and around 10 minutes from the coastline of Cardigan Bay, and all its pretty beaches and the coastal path.

The property is approached off a single-track country road, with a gate to the side leading to the wooden rear porch door. The porch is a useful boot and coat room, housing the oil-fired boiler which services the hot water and central heating for the property. A wooden stable door from here leads into the welcoming kitchen/breakfast room, with views to the rear over the pretty garden and fitted with a beautiful range of bespoke wooden units with wooden worktops over, a ceramic sink with drainer, a solid fuel ESSE woodburning stove with a hotplate, perfect for boiling a kettle, spaces for a free-standing cooker, a fridge/freezer and a washing machine (with plumbing in place), loft access, a door leading out to the rear garden and a door into the Dining room/study.

The diner/study is full of character and has oak wooden flooring, vaulted ceiling with exposed A frames, a porthole window on the gable end and wooden steps up into an open inner hall area. The hall area has oak wood floor, an internal window looking into the kitchen, stairs to the first floor, a door to the pantry, and two openings into the living room.

The living room has an impressive stone surround fireplace housing a wood burning stove on a slate hearth on one side and a feature stone surround fireplace on the other, exposed wood beams, oak flooring, and a door out to the front of the property.

Offers in the region of £460,000



Details continued:

A door leads from the inner hall to the walk-through pantry, with oak flooring, shelving and a door into the ground floor bathroom which has a bath with shower over, a toilet, a wash hand basin, tiled flooring and wooden door out to the side of the property.

On the first floor, off the landing, doors lead to four bedrooms and a bathroom. Bedroom 1 has windows to the front and sides, wooden flooring and a built-in wardrobe. Bedroom 2 (a single) has a window to the front, wooden flooring and exposed beams. Bedroom 3 has windows to the front and sides, a built-in wardrobe and wooden flooring, and bedroom 4 has wooden flooring, a

built-in wardrobe, windows overlooking the rear garden. The family bathroom has a bath with a shower over, toilet, wash hand basin, wood flooring, and an airing cupboard housing the hot water tank and a storage cupboard and a picture window overlooking the pretty rear garden.

Externally:

Accessed off a country lane, the property has much to offer any wildlife and nature enthusiast being set in a valley with no immediate neighbours. As you approach the property you will find a wood store and a car port on the opposite side of the road with a small area of grass land below. To the bottom side of the property, there is a private access track which leads on to one of

the neighbouring properties, which is not visible from this house. This property has rights of way across this track to access a parcel of land with a block paved area providing off road parking for 2 vehicles, a lawn area, a small garden pond, and steps leading down to a small outbuilding, originally an old pigsty, which makes a useful storage shed. On one side of the house is a gate to additional parking space for another car and also gives access to the rear of the property. On the far side, off the shared driveway, directly behind the house, is a gate leading into the main garden, with a patio area behind the house and steps and paths leading up to a gently sloping rear garden. This area is planted with an array of pretty flowers, mature trees, plants and bushes in borders and areas of lawn. There is also a mix of fruit trees planted around the top side of the garden. The paths lead on through more lawn areas and through a mature hedge to a veg growing area with a very useful, and decent sized greenhouse, with veg beds. Further on to the right-hand side of the garden is another area, which has been rewilded over the years, but could be reclaimed to provide a larger garden area with more scope for growing your own produce, adding a polytunnel, more veg beds or another greenhouse if wished.

This really is a pretty property, full of character, in a lovely setting, viewing is essential to fully appreciate.

Porch
6'2" x 5'11"

Kitchen/Breakfast Room
25'7" x 10'1"

Dining Room/Study
14'2" x 12'9"

Inner Hall
14'4" x 13'2" max (inc staircase)

Living Room
27'4" x 13'2" (inc alcove)

Walk-through Pantry
12'2" x 5'2"

Ground Floor Bathroom
12'6" x 5'4"

First Floor Landing
6'11" x 10'11" max

Bedroom 1
13'3" x 8'11" max

Bedroom 2
9'1" x 6'10"

Bedroom 3
13'3" x 10'3" max

Bedroom 4
12'1" x 6'5"

Bathroom
9'11" x 6'6"

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

COUNCIL TAX BAND: D - Ceredigion County
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build, with
some timber framed single paned windows,
some windows with secondary glazing, and
some UPVC Double Glazed windows.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains





WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard - up to 4 Mbps Download, up to 1 Mbps upload - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: There is limited to no mobile signal at this property which adds to its charm. 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 they have rights of way over the access drive to access their parking area. They will also be retaining a small section of the land at the top right-hand side of the land where a member of the family has been laid to rest many years ago, they will not require any access to this land.

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. **ADD ANYTHING

RELEVANT HERE**

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.

HW/HW/07/24/OKTR



Light fixture

Light fixture

Light fixture

Light fixture













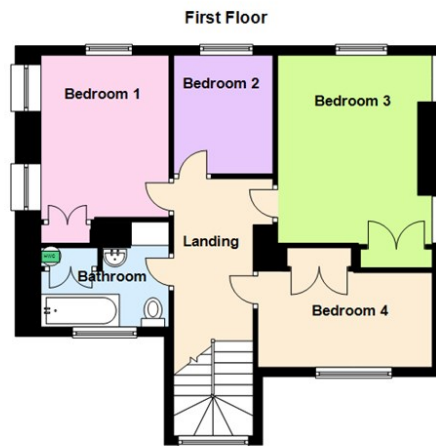
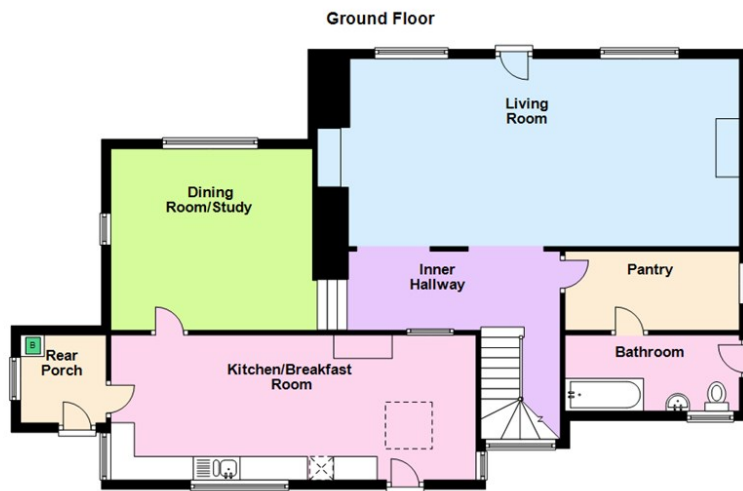
DIRECTIONS: What3Words [///shook.blazers.tend](https://www.what3words.com/shook.blazers.tend) From Cardigan go to Newcastle Emlyn via the A484, passing through the villages of Llechryd and Cenarth. Turn left into Newcastle Emlyn, then left to go down the hill through the shops, go over the bridge and turn right at the mini-roundabout towards Lampeter. (A487) After about 3.6 miles you will pass the sign for Aberbanc where the road goes steeply downhill and round a bend. Shortly after the road straightens out, a sharp left-hand turn will come up just before the war memorial that's up on the right. Turn left here and you will see a signpost to Rhydlewys and Llangrannog. Drive up this hill for about 1.3 miles. There will first be trees, then bare banks. Pass a farm driveway on the right and take the first proper lane on the right, a house with a lamp-post in the front yard. As you turn right onto this lane, there will be three house signs, Penbeili Mawr, Cwmins and Pant. Drive 0.7 miles down the lane into the valley. Lôn is the second house on the left, a large white cottage with a green door and nameplate on wall. Turn left into the driveway that is on the corner of the house, and park on the brick parking pad. If you get to the ford, you will have gone too far. Go through the gate and ring at the side door.

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) A		89
(81-91) B		
(69-80) C		
(55-68) D	48	
(39-54) E		
(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.

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