

Bryneos , Llangoedmor, SA43 2LB

£445,000

A Period Four Bedroom Detached House set over three floors with accommodation comprising: Porch Hall, Living Room, Sun Room, Snug, Kitchen/Diner, Utility, WC and a Boot Room. To the first floor there are Three Bedrooms and a Family Bathroom. The second floor has a Further Bedroom and Shower Room. Externally, the property is set in around 3/4 of an acre with a Detached Garage, Workshop and Store, which, with consent maybe able to be converted into additional accommodation or an annexe.

Double glazed door to:-

Porch

Double glazed window, tiled floor, feature door with stained glass window to:-

Hall

Stairs rising off, under stairs cupboard, radiator, doors to:-

Living Room



Wood block flooring, double panel radiator, double glazed window, coal effect gas fire.

Sun Room



Double glazed window, wooden flooring.

Snug



Double glazed window, radiator, wood block flooring, picture rail, coved ceiling.

Kitchen/Diner



Having a range of wall and base units with worktop surfaces, inset stainless steel sink unit, 4 ring gas hob with

extractor fan over, twin oven, tiled splashbacks and flooring, dual aspect windows, radiators, parquet flooring to Dining Area.

Utility Room



Base cabinets with worktop surfaces and stainless steel sink unit, void and plumbing for washing machine and dishwasher, oil fired boiler, tiled floor, double glazed window.

WC



Low flush WC, pedestal hand wash basin, radiator, tiled floor, double glazed window.

Boot Room



Double glazed window to the side, tiled floor, door to the rear, radiator.

Bedroom Three



Double glazed window to the rear, radiator.

FIRST FLOOR

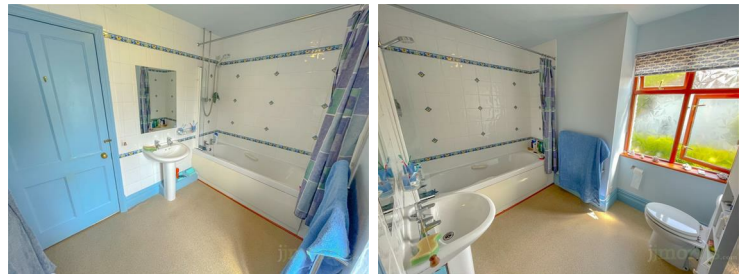
Turned staircase with feature stain glass window.

Landing



Double glazed window to the side, stairs to second floor, doors to:-

Bathroom



Panel bath with shower and screen over, low flush WC, pedestal hand wash basin, towel warmer, radiator, double glazed window.

Bedroom One



Dual aspect double glazed window, radiator.

SECOND FLOOR

Landing

Storage cupboard, doors to:-

Bedroom Four



Vaulted ceiling, exposed "A" frame, Upvc double glazed window to the front, Velux roof window, eaves storage, radiator.

Bedroom Two



Double glazed window to the rear, radiator.

Bathroom



Low flush WC, pedestal hand wash basin, enclosed shower, Velux window, radiator, eaves storage.

EXTERNALLY



The property is approached via a tarmac driveway which continues to the parking and turning area at the top of the driveway. The gardens have been designed and arranged into a useful layout providing a mature garden area, raised vegetable beds, fruit cage, ornamental pond, lawned gardens with mature shrubs, trees and bushes.

Detached Garage

Up and over door, personnel door to the side.

Workshop



Velux roof window, door to the side.

Store



Base cabinet with stainless steel sink unit, velux roof window.

Services, etc.

Services - Mains water, electricity and septic tank drainage.

Oil central heating.

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///chestnuts.towels.events

Floor Plan



Floor 0 Building 1



Floor 1 Building 1

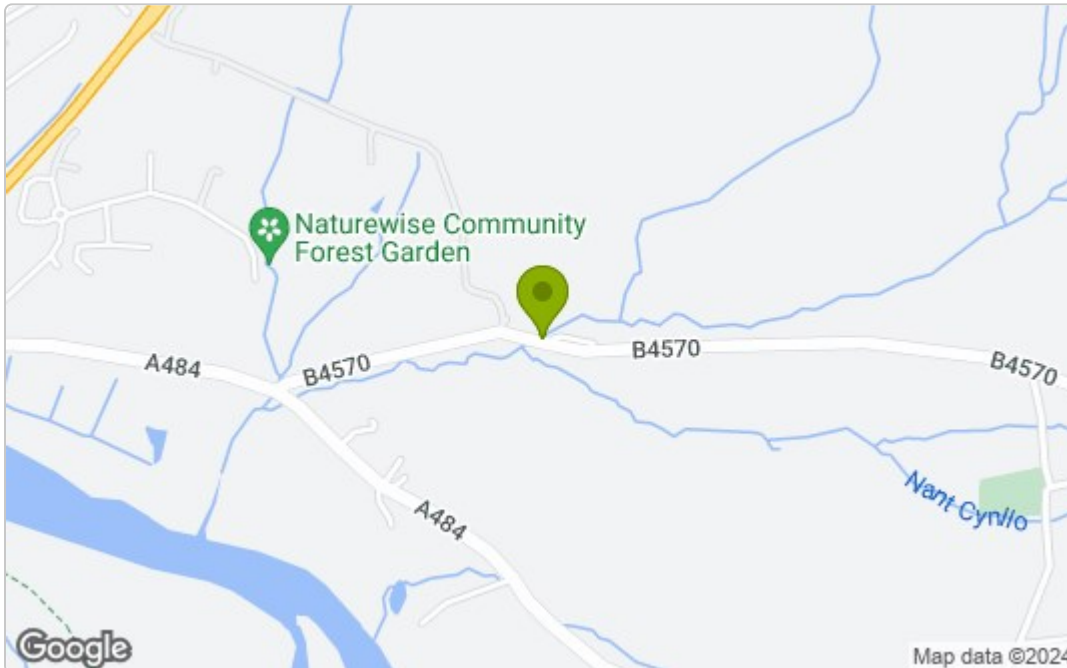


Floor 2 Building 1



Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			58
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com