



Pwllgwair , Brongest, SA38 9EX

£395,000

A characterful Smallholding set in around 1.5 acres situated on the outskirts of Brongest with far reaching countryside views. The accommodation currently provides Hall, Porch/Conservatory, Kitchen/Breakfast Room with cooking range, Character Sitting Room with exposed beams and wood burning stove, Utility Room, Study, Downstairs Shower Room First floor provides Two Double Bedrooms, Bathroom and WC.

Note - There is more than adequate floor space for the accommodation to be redesigned to create a 3rd bedroom. Block built general purpose outbuilding, ideal stables, two productive pasture paddocks. The property has roadside frontage.



### Location

Located amongst unspoilt rural countryside, close to the rural hamlet of Brongest, fronting a quiet C class road, 1/4 of a mile off the B4571 road which runs from Ffostrasol on the A486 of the Teifi valley market town of Newcastle Emlyn which lies within some 3 miles offering a comprehensive range of shopping and schooling facilities. Only some 7 miles from the Cardigan Bay coast at the seaside villages of Tresaith and Aberporth and within close proximity of several other picturesque seaside coves and beaches along this favoured West Wales Heritage coastline.  
OS Grid Ref. 336 453

uPVC double glazed door with glazed side panels open to:

### Hallway



Radiator, tiled floor, door to:

### Farmhouse Style Kitchen/Breakfast Room



Having a range of base and wall cupboard units with worktop surfaces, stainless steel single drainer sink unit with mixer taps, appliance space with plumbing for a dishwasher, integrated double oven and ceramic hob unit with extractor hood, wood fired cooking range to the central heating and domestic hot water system, radiator. Tiled flooring, two uPVC windows, space for dining table.

### Porch/Conservatory



Tiled floor, Upvc exterior door. Windows to two sides.

### Character Sitting Room/Dining Room



To one end is a feature stone fireplace with beam over housing an wood burning stove, 3 central heating radiators, one wall in exposed pointed stonework, exposed ceiling beams, uPVC double glazed windows.

### Rear Study



Radiator, quarry tiled flooring, uPVC double glazed window. Doors to:



## Downstairs Shower Room



Low level flush toilet, pedestal wash hand basin, shower cubicle with Triton T80 shower unit, extractor fan, tiled walls, uPVC double glazed window.

## Utility Room



Quarry tiled floor, radiator, oil fired Warm Flow central heating boiler. Dual aspect uPVC double glazed windows.

## FIRST FLOOR

### Central Landing



Approached via a staircase from the study with built-in airing cupboard.

## Bedroom One



Triple aspect windows with panoramic country views, exposed wooden flooring.

## Bedroom Two



Radiator and 2 built-in wardrobes. uPVC double glazed window.

## Bathroom



Coloured suite providing low level flush toilet, pedestal wash hand basin, panelled bath, radiator, hatch to loft.

## Externally

Gated entrance drive with Single Garage to the side.

## General Purpose Outbuildings



Hard surfaced yard beyond, outbuildings of concrete block construction with a good head room, divided into sections, ideal for general livestock housing, feed store, stables, etc.

Adjacent of the cottage, ground and buildings are 2 productive pasture paddocks contained within original mature hedges, all level and easily accessible.

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download, Superfast 8mbps upload and 47mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - No & Data - No

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - No

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private

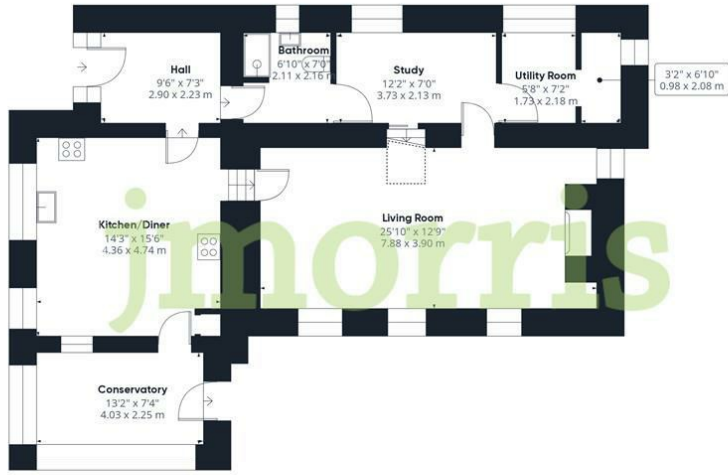
Local Authority: Ceredigion County Council

Council Tax: Band E

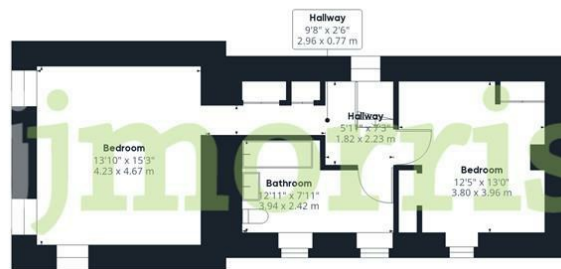
What3Words: ///forge.splits.responses



## Floor Plan



Floor 0

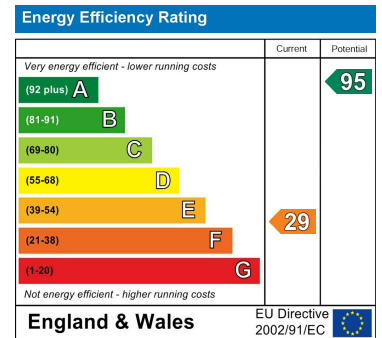


Floor 1

## Area Map



## Energy Efficiency Graph



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.

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