



## Pant Yr Onen , Brongest, SA38 9EU

**£650,000**

Nestled near the small village of Brongest, Newcastle Emlyn, this stunning country house offers a perfect blend of character and modern living. The property boasts an entrance hall, drawing room, kitchen/dining room, utility room and shower room. To the first floor there is a landing, master suite with dressing room, bedroom and en-suite, three further bedrooms and a bathroom.

As you approach the stone cottage, you'll be captivated by its picturesque surroundings, enveloped by the tranquil countryside. The detached studio adds a touch of versatility to the property, offering an ideal workspace or the potential for additional accommodation, catering to various needs, subject to planning.

All sash and casement windows and external doors are recently double glazed in Accoya wood. The house was repointed in 2011 and the main roof recently refurbished with old slates.

Whether you're looking for a peaceful retreat or a place to call home, Pant Yr Onen is sure to enchant you with its unique charm and serene ambiance. Don't miss the opportunity to make this idyllic property your own slice of countryside paradise.



## Entrance Hall



Stairs rising off to first floor, slate flooring, radiator.

## Drawing Room



Log burning stove on slate hearth with feature surround, wooden windows, wooden flooring, radiators, double French doors to garden.

## Kitchen/Dining Room



Log burning stove on slate hearth, exposed stone wall with oak beam, range of bespoke cupboards and granite worktop, double Belfast ceramic sink, plumbing for dishwasher, four door Aga range cooker, wooden windows, wooden floors, exposed beams, stable door, steps up to:-

## Utility



Slate slab flooring, wooden windows, exposed beams, plumbing for washing machine, stable door.

## Shower Room



Low flush WC, pedestal hand wash basin, walk-in shower with power shower. wooden window, slate flooring.

## FIRST FLOOR

### Landing



Wooden window.

### Master Suite

### Dressing Room



Fireplace with tiled surround, bespoke built-in wardrobes, wooden window, radiator.

### Bedroom



Wooden windows, Velux window, exposed beams, radiator, sliding door to:-



## En-Suite



Velux window, corner walk-in Matki shower with fitted power shower, low flush WC, bidet, pedestal hand wash basin, exposed beams, part tiled walls and tiled floor.

## Family Bathroom



Low flush WC, pedestal hand wash basin, free standing roll top bath with shower over, radiator, part wood cladding walls, wooden flooring.

## Bedroom



Wooden window, radiator.

## Bedroom



Wooden window, radiator.

## Bedroom



Fireplace on slate hearth with feature surround, built-in storage, wooden windows, radiator.

## Externally



The property is set at the end of a country lane with an extensive driveway which opens up to the fore of the property providing parking for several vehicles, as well as an EV charging point. There are extensive lawned gardens with mature shrubs, trees and bushes. There is a useful stone shed, currently utilised as a wood store as well as a stone barn.

## Studio



Windows recently replaced with double glazed Upvc. Skylight windows, porthole window, dual aspect sash windows, Fired Earth tiled floor with underfloor heating, double French doors to garden.

## Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: 2 x boreholes

Drainage: Septic Tank/Soakaway/Bio system

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band H

What Three Words: ///boarding.manifests.viewing

### **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 0.7mbps upload and 6mbps download and Superfast 6mbps upload and 31mbps 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 - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

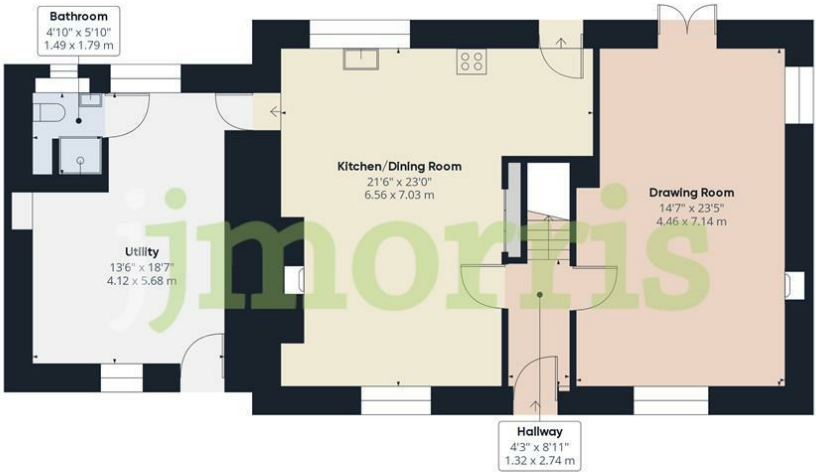
Vodafone. Voice - None & Data - None

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.

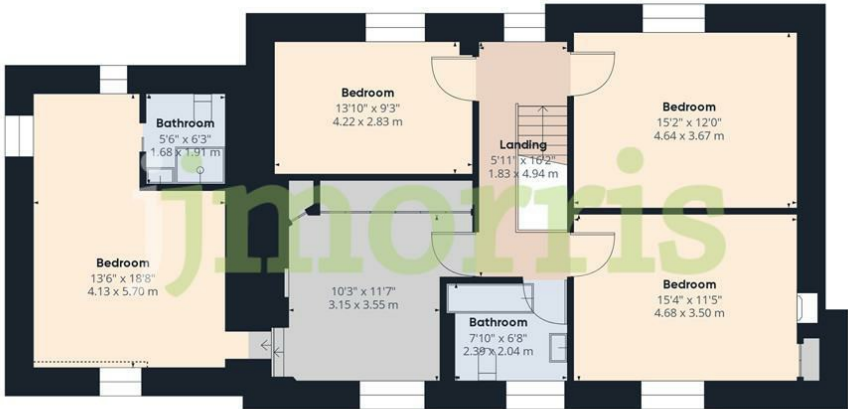




Floor Plan

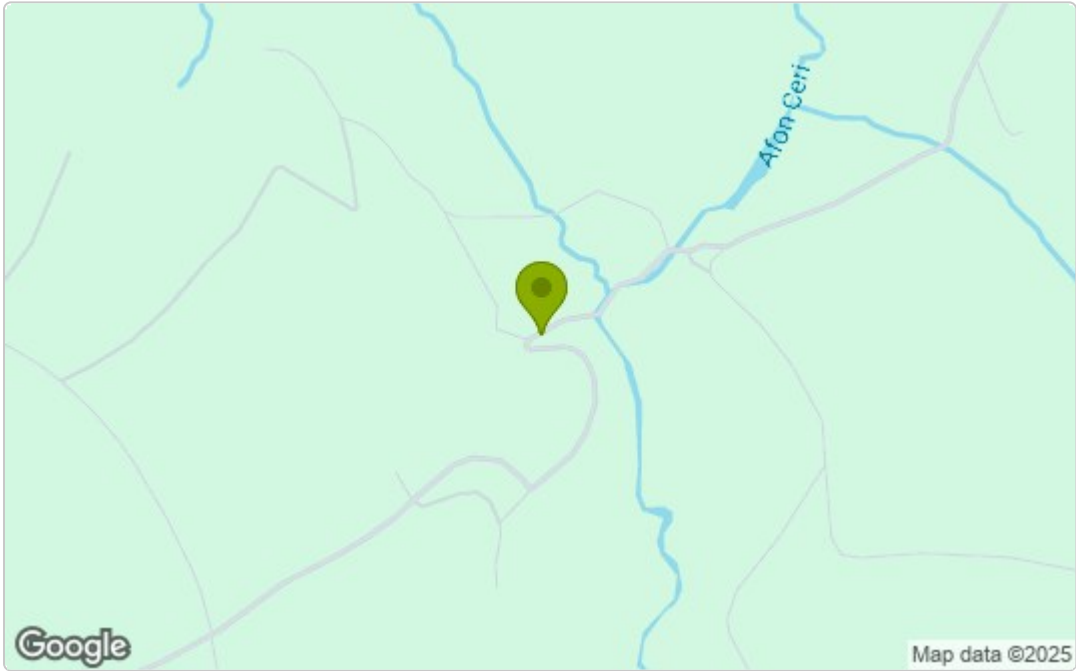


Floor 0 Building 1

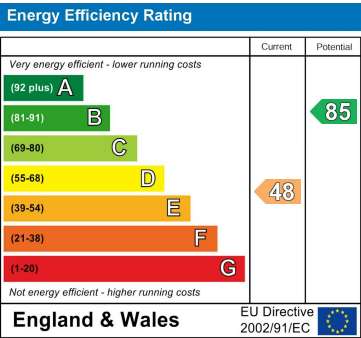


Floor 1 Building 1

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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