



Brynsiencyn , Llandysul, SA44 6JZ

£650,000

Situated Pentre'r Bryn, not far from New Quay, this charming house offers a unique opportunity for those seeking a blend of rural tranquillity and modern living. Set within an expansive 6.22 acres of land, the property is perfect for those with a passion for agriculture or simply a desire for space and privacy.

The residence boasts four well-proportioned bedrooms, providing ample accommodation for families or guests. The layout includes a welcoming reception room, ideal for relaxation and entertaining. With two bathrooms, the home ensures convenience for all occupants, making daily routines a breeze.

In addition to the main house, the property features an agricultural building, which presents a variety of possibilities for use, whether for farming, storage, or even as a workshop. The surrounding land offers a wonderful opportunity for gardening, outdoor activities, or even keeping livestock, catering to those who appreciate the beauty of nature and the joys of country living.

This property is not just a home; it is a lifestyle choice, offering the chance to immerse oneself in the serene Welsh countryside while still being within reach of local amenities and attractions. With its generous land and versatile buildings, this house in Pentre'r Bryn is a rare find that promises to meet the needs of both families and those with agricultural interests alike.

Entrance Hall



Stairs rising to the first floor, under stairs space, spotlights, coved ceiling, radiator, wood effect flooring, doors to:-

Living Room



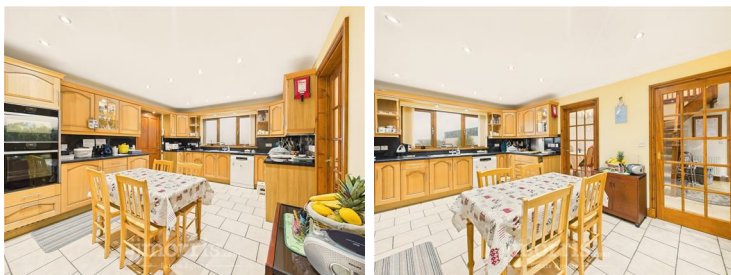
Coal effect fire with feature surround, uPVC double glazed window, coved ceiling, radiator, wood effect flooring, double glazed double doors to the garden.

Dining Room



uPVC double glazed double doors, coved ceiling, radiator, wood effect flooring, doors to:-

Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, plumbing for dishwasher, integrated fridge, built-in oven and grill, counter top hob with steel splashback, coved ceiling, spotlights, tiled flooring, doors to:-

Utility



Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, plumbing for washing machine, space for dryer, radiator, coved ceiling, loft access, uPVC double glazed window, tiled flooring, doors to:-

WC



Low flush WC, hand wash basin, radiator, towel rail, tiled flooring, uPVC double glazed window.

Garage

Up-and-over door, uPVC double glazed window, boiler, personnel door.

Study



uPVC double glazed window, radiator, coved ceiling,

FIRST FLOOR

Landing



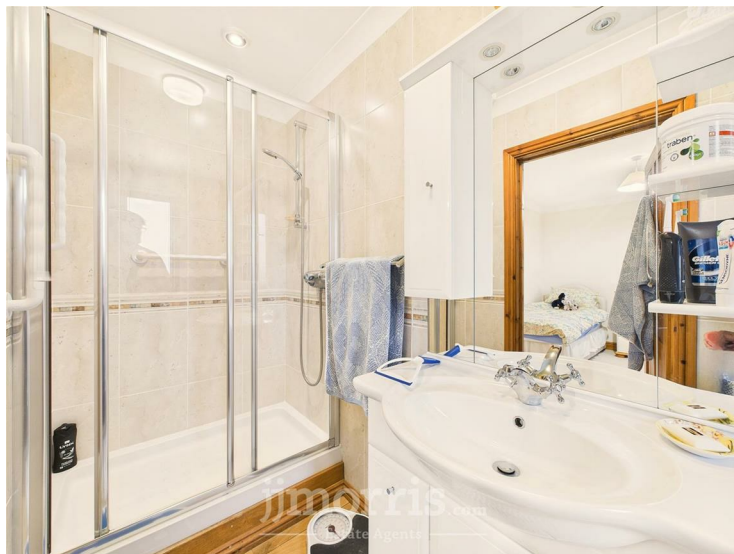
uPVC double glazed window, radiator, coved ceiling, radiator, door to:-

Bedroom One



uPVC double glazed window, radiator, coved ceiling, radiator, door to:-

Ensuite



Low flush WC, vanity unit with hand wash basin, walk-in shower with fitted shower, towel rail, radiator, uPVC double glazed window, tiled walls, wood effect flooring.

Bedroom Two



uPVC double glazed window, radiator, coved ceiling.

Bedroom Three



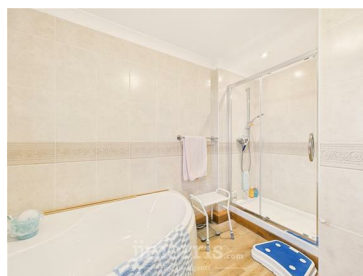
uPVC double glazed window, radiator, coved ceiling.

Bedroom Four



uPVC double glazed window, radiator, coved ceiling.

Bathroom



Low flush WC, pedestal hand wash basin, corner bath, walk-in shower with fitted shower, coved ceiling, radiator, towel rail, uPVC double glazed window, tiled walls, wood effect flooring.

Externally

The property is approached via a tarmac driveway with ample off-road parking for several vehicles. The tarmac drive leads to the attached garage and to a path that leads to the front door. Access either side to the rear which is partly laid to lawn and a paved patio.

Agricultural Building



Concrete base, electric roller shutter, side access uPVC door, uPVC door to :-

Washroom



Low flush WC, wash basin, walk in shower

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band F

What3Words: ///awaited.pointer.lordship

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 ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 3mbps download and Ultrafast 220mbps upload and 1800mbps 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 mobile coverage

EE Good outdoor

Three Good outdoor, variable indoor

O2 Variable outdoor

Vodafone. Good outdoor

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.

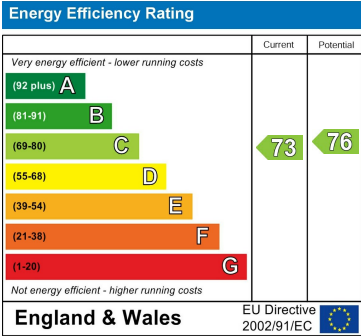
Floor Plan



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.