

Philip Ling Estates

Estate & Letting Agent

Castellnewydd Emlyn



PEN Y BRYN

MYDROILYN

OFFERS IN THE REGION OF £435,000

SPACIOUS DORMER BUNGALOW WITH FAR REACHING VIEWS

SITTING ROOM – DINING ROOM – STUDY – SUN ROOM

KITCHEN/BREAKFAST AREA – UTILITY ROOM

THREE BEDROOMS – ENSUITE – FAMILY BATHROOM

SELF CONTAINED ONE BEDROOM ANNEXE

SIZEABLE FRONT & REAR GARDENS – AMPLE OFF-ROAD PARKING

BRIEF DESCRIPTION

Pen y Bryn is a traditionally built, three bedroom, dormer bungalow under a tiled roof, with a self-contained, one bedroom annexe separated by an inner hallway. Access from the road is via a walled & gated entrance leading onto a brick paved driveway providing ample parking.

There is a sizeable lawned garden directly to the front of the property with mature trees & shrubs, which continues around the side with gated access to the rear patio and garden. The property has the benefit of uPVC double glazed windows and weather goods for ease of maintenance and plain plastered & coved ceilings throughout. *The early viewing of this wonderful family home is highly recommended.*

LOCATION & AMENITIES

The dwelling is situated in the picturesque village of Mydroilyn, some 10 miles away from the larger town of Lampeter which has a good range of local facilities including shops, banks, primary & secondary schools, university, public houses, and places of worship. The dwelling also lies some 6 miles away from the Cardiganshire coast, renowned for its natural coastal resorts and magnificent coastal paths. No directions are given in this portfolio as viewers are accompanied.

MEASUREMENTS, CAPACITIES & APPLIANCES

The measurements in this brochure are for rough guidance only; accurate measurements have not been taken. Philip Ling Estates have not formally verified any appliances, which are included in the asking price. Therefore, it is advised that the prospective client prior to purchase validates such information.

ACCOMMODATION

The accommodation (with approximate measurements) comprises:

ENTRANCE

Via half glazed uPVC door through to the hallway.

HALLWAY

Carpeted stairs accessing the first-floor accommodation. Under stair cupboard. Two thermostatically controlled radiators. Carpeted floor. Panelled doors leading further into the accommodation.



SITTING ROOM

16' 7" x 13' 9". Large picture window overlooking the front of the property and additional window to the side with distant sea views. Feature electric fireplace with timber mantle and surround, sitting on a slate hearth. Television point. Thermostatically controlled radiator. Carpeted floor.



DINING ROOM

14' 11" x 9' 10". Window overlooking the front of the property. Thermostatically controlled radiator. Carpeted floor.



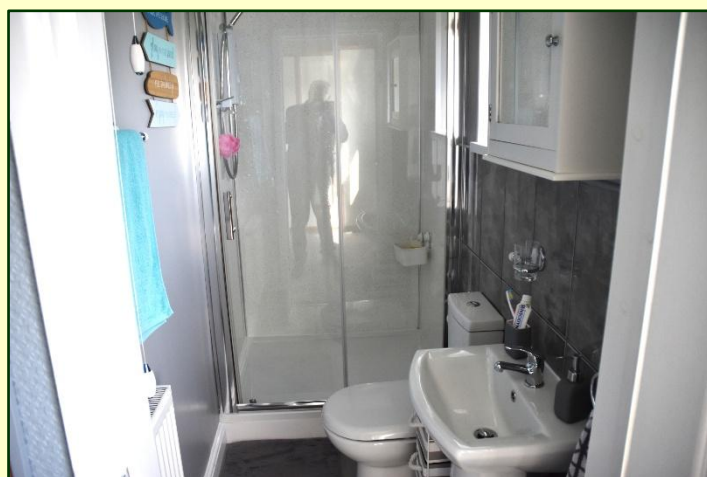
BEDROOM 1

11' 11" x 9' 10". Window overlooking the side of the property. Thermostatically controlled radiator. Carpeted floor. Panelled door leading to en-suite.



EN-SUITE

Window overlooking the side of the property. Shower cubicle with electric shower. WC. Wash hand basin with medicine cabinet above.



FAMILY BATHROOM

9' 11" x 5' 10" & 4' 4" x 3' 1" (L-Shaped). Window overlooking the rear of the property. Bath with mixer tap and shower attachment. Shower cubicle. Combination vanity unit incorporating wash hand basin, WC and storage. Glass shelf & mirror above the wash hand basin. Half tiled walls. Linen cupboard. Radiator incorporating towel rail.



**KITCHEN/
BREAKFAST AREA**

14' 10" x 10'. Window overlooking the rear of the property and additional window looking into the porch. A pleasant range of wall & base units. Single drainer stainless steel sink unit with monobloc style tap. Tiled splashbacks. Eye level double oven. Ceramic hob with extractor & light above. Built in dishwasher. Built in under counter fridge. Vertical radiator. Panelled door leading to inner hallway.



**PORCH/
INNER HALLWAY**

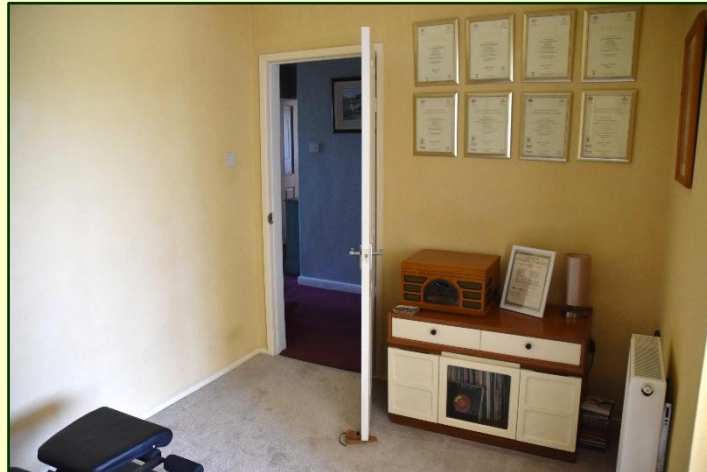
Half glazed uPVC door from the driveway leading into the porch with door to inner hallway. Panelled doors leading to kitchen & utility room. Half glazed uPVC door to south facing patio.



UTILITY ROOM Plumbing for washing machine. Base & wall unit. Door leading to annexe bedroom.



STUDY 10'10" x 8'. Thermostatically controlled radiator. Plain plastered coved ceiling. Carpeted floor. Sliding doors leading into the conservatory.



SUN ROOM 10' 6" x 10' 1". Picture window to the rear, window to the side & Velux window. Laminate floor. French doors leading to south facing patio.



FIRST FLOOR

Carpeted staircase in the hallway leads up to the landing. Doors accessing the bedrooms and WC.

BEDROOM 2

15' 3" x 15' 7" (incl. dormer). Dormer window overlooking the front of the property & Velux to the rear. Built in wardrobes. Carpeted floor.



BEDROOM 3

15' 3" x 11' 11" (incl. dormer). Window overlooking the front of the property. Carpeted floor.



UPSTAIRS WC

7' x 3' 10". Velux window to the rear. Wash hand basin with mirror above. WC. Thermostatically controlled radiator.



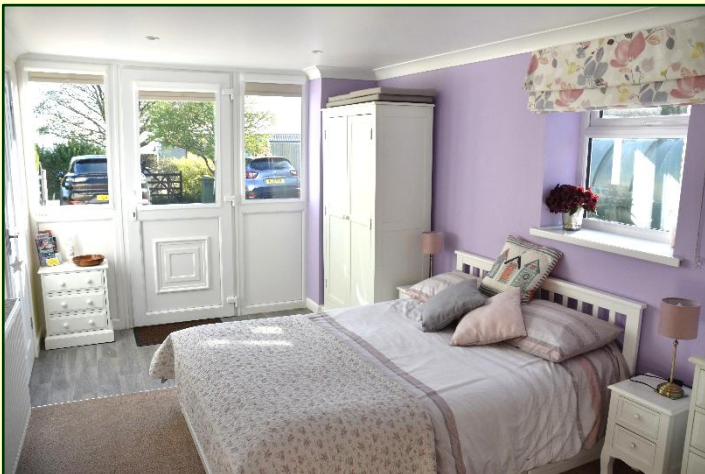
ANNEXE

The self-contained annexe can be accessed via half glazed uPVC doors, from both the driveway and rear garden. There is an additional internal door from the utility room. The annexe benefits from an enclosed patio area.



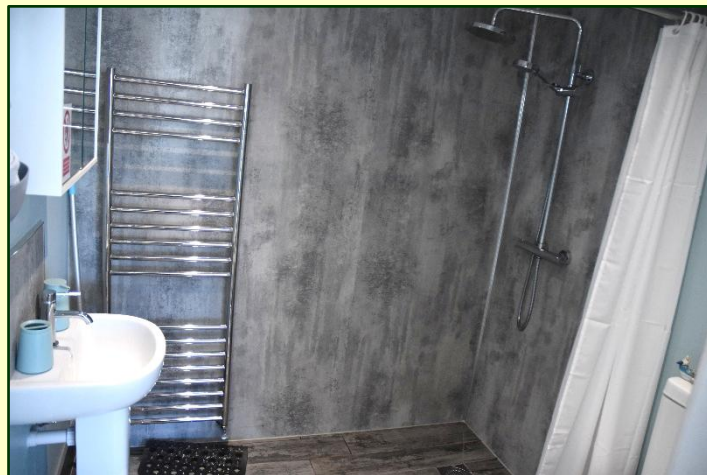
BEDROOM

16' x 7' 7". Window overlooking the side of the property. Plain plastered & coved ceiling. Panelled doors leading to ensuite, kitchenette & utility room.



WET ROOM

6' 2" x 5' 11". Thermostatically controlled shower. WC. Wash hand basin with mirrored medicine cabinet above. Heated towel rail.



KITCHENETTE 7' 9" x 5' 9". A range of wall and base units. Stainless steel sink with monobloc style tap. Tiled splashbacks. Half glazed uPVC door leading to the rear garden.



EXTERIOR

Accessed via a walled & gated entrance onto a large driveway with ample parking, from the driveway there are doors accessing the self-contained annexe and internal hallway. A path continues from the driveway leading to the front door. Directly to the front of the property there is a sizeable lawned area with mature trees and shrubs, this continues to the side, where there is gated access to the rear garden. The rear garden features a patio area directly to the rear of the property, raised beds, two sheds, an external tap and a greenhouse.





SERVICESMains Electricity & Water. Private Drainage.

VIEWINGBy appointment, via sole agents, *Philip Ling Estates*.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		