

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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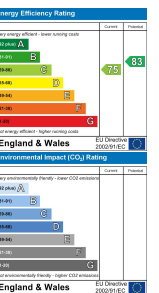


### Gelliwen Pontgarreg, Pontgarreg, Llandysul, SA44 6AU

- Detached Character Home
- Panoramic Countryside & Distant Sea Views
- Three Bedrooms
- Easy Reach of Llangrannog & Ceredigion Coastline
- Air Source Heating & Solar Panels
- Beautifully Renovated Throughout
- Landscaped & Terraced Grounds
- Three Reception Rooms
- Off Road Parking & Car Port
- EPC Rating: C

Asking Price £425,000

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**The Agent that goes the Extra Mile**



## We Say...

A beautifully restored detached period home with countryside and distant sea views, combining timeless character with modern energy efficiency. Dating back to 1908, this charming stone-fronted property has been sympathetically renovated by the current owner to preserve its original features while creating a stylish and comfortable family home. Benefiting from solar panels and an air source heat pump, the property offers character, charm and sustainability in equal measure, all within easy reach of Ceredigion's stunning coastline.

The accommodation is entered via the front door into the welcoming living room, where a beautiful bay window fills the space with natural light. Original quarry tiled flooring blends seamlessly with painted wooden floorboards, while an attractive feature fireplace with an open fire creates a cosy focal point. A striking wooden staircase rises to the first floor, while a step leads through a stable door into the kitchen.

The country-style kitchen enjoys dual aspect windows, allowing light to flood the room. Featuring freestanding units, a traditional butler's sink, tiled flooring and an exposed stone feature wall, it perfectly complements the character of the home. From here a door provides access to the rear garden.

From the kitchen, a door leads into the cosy snug, complete with a recessed fireplace housing a wood-burning stove. Bi-fold doors open directly onto the gravelled seating area, creating a wonderful connection between the indoor and outdoor living spaces.

The dining room continues the home's period charm, boasting quarry tiled flooring, exposed wooden beams, a feature fireplace with an open fire, a built-in cupboard and a bay window overlooking the front garden. The layout flows effortlessly back into the living room, creating an excellent space for both everyday family life and entertaining.

The first floor features a split-level landing. To one side is a stylish shower room fitted with a walk-in shower, WC and wash hand basin, together with a further bedroom, currently utilised as a dressing room. To the opposite side are two double bedrooms, both enjoying beautiful countryside and distant sea views.

Externally, the property is equally impressive. To the front, a lawned garden is bordered by mature shrubs and colourful flower beds. A pathway to the side leads to a low-maintenance gravelled seating area, perfectly positioned outside the snug. Steps rise to the area, which is laid to lawn and enclosed by mature hedging and trees, with wonderful countryside views to both the front and rear. The current owners particularly enjoy the spectacular sunsets, which linger well into the evening during the height of summer. They also advise that the property's rural location benefits from exceptionally dark skies, making it an ideal spot for stargazing and astronomy enthusiasts. Towards the rear of the garden is a delightful seating area with a potting shed, greenhouse, raised flower beds and an ideal spot for a fire pit, making it the perfect place to spend your evenings. The vendors also advise that the gardens attract an abundance of wildlife throughout the year, including swallows, house martins, red kites, bats and a variety of butterflies.

A further flight of steps leads to the parking area, providing off-road parking for two vehicles together with a block-built carport offering additional covered parking or storage. Pontgarreg is situated in the sought-after Ceredigion coastline and is just a short drive from some of the area's most celebrated beaches, including Penbryn, Llangrannog, Cwmttydu, Aberporth and New Quay. Cwmttydu is renowned for regular sightings of dolphins and seals, while Llangrannog offers a wonderful day out with its beach, popular pubs, fish and chip shop, beach sauna and seasonal live music. For those who enjoy the outdoors, a beautiful woodland valley walk leads directly down to Llangrannog.

Everyday conveniences are also close at hand. Farmgate Farm Shop is within walking distance and offers a selection of locally sourced produce, while the neighbouring farm provides fresh eggs, adding to the property's appealing rural lifestyle. The nearby Bryn a'r Bragdy is also a popular local pub, currently serving traditional Sunday roasts and pub meals.

**Location** Georgian harbour town of Aberaeron lies approximately 10.3 miles to the north and offers an excellent range of amenities including independent shops, cafes, restaurants, a supermarket, pharmacy, primary and secondary schools, places of worship and a vibrant community atmosphere. The popular market town of Cardigan is approximately 12.2 miles to the south, providing a wider selection of supermarkets, schools, independent retailers, cafes, leisure facilities and everyday services.



## DIRECTIONS

From our Cardigan office head north on the A487 for 11 miles, turn left at the garage sign posted Llangrannog on the B4334 and follow the road for 1.4 miles and take the right turn at the crossroads sign posted Urdd Centre, follow this road for approximately 1 mile and the property will be located on your right hand side. You will see a sign for Pant y Gelli Farm – take this right turning to the parking area. What 3 Words Reference [///branded.fillings.elevator](https://branded.fillings.elevator)

## GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Ceredigion County Council  
DRAINAGE: We are advised that this property is served by private drainage

ref: LW/AMS/07/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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## LOCATION AERIAL VIEW

