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**Brynsiencyn, Pentre'r Bryn – SA44 6JZ**

Llandysul

**£650,000**

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## Brynsiencyn

Pentre'r Bryn, Llandysul

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...

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Council Tax Band F
- Situated Pentre'r Bryn, not far from New Quay.
- 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.
- Set within an expansive 6.22 acres of land.





### **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**

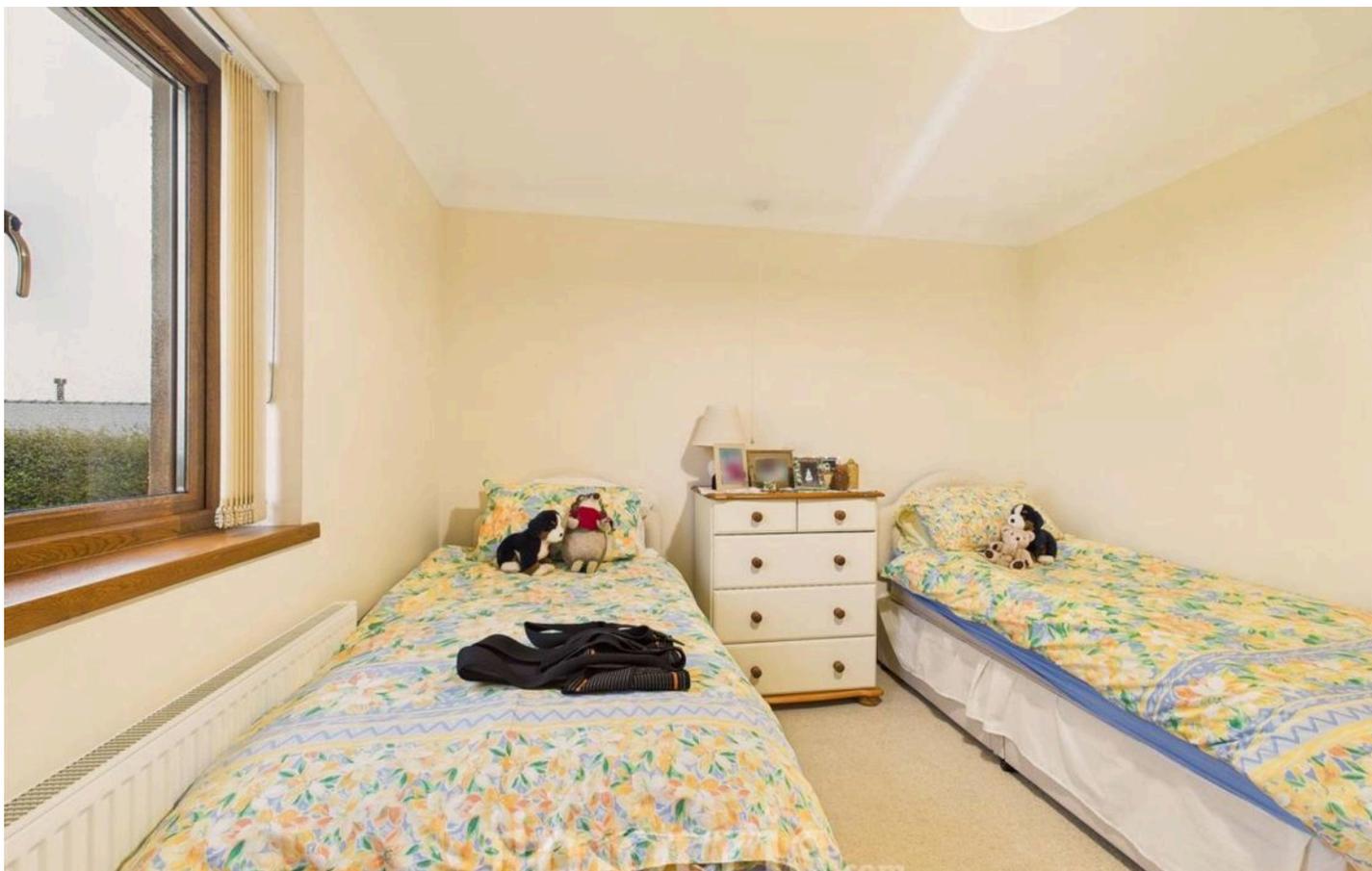
Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band F What3Words: ///awaited.pointer.lordship

### **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.





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