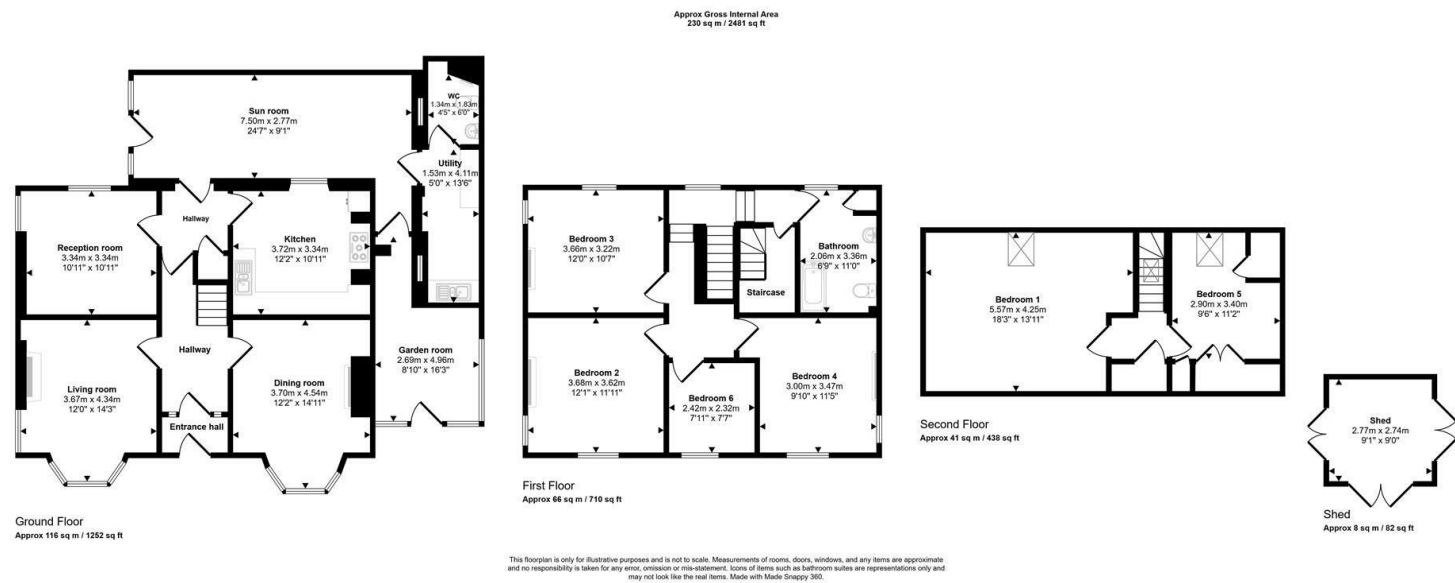


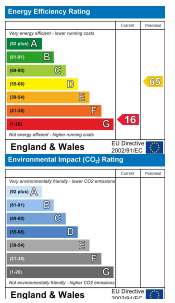


## Bronhawn Pontgarreg, Llangrannog, Llandysul, Ceredigion, SA44 6AR

- Period Detached House
- Enclosed Front Garden
- Just 2 Miles To Llangrannog Beach
- Three Reception Rooms
- Gas Central Heating
- Six Bedrooms
- Character Features
- Conservatory
- Off-Road Parking & Garage
- EPC Rating; G

**Offers Over £325,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: cardigan@westwalesproperties.co.uk

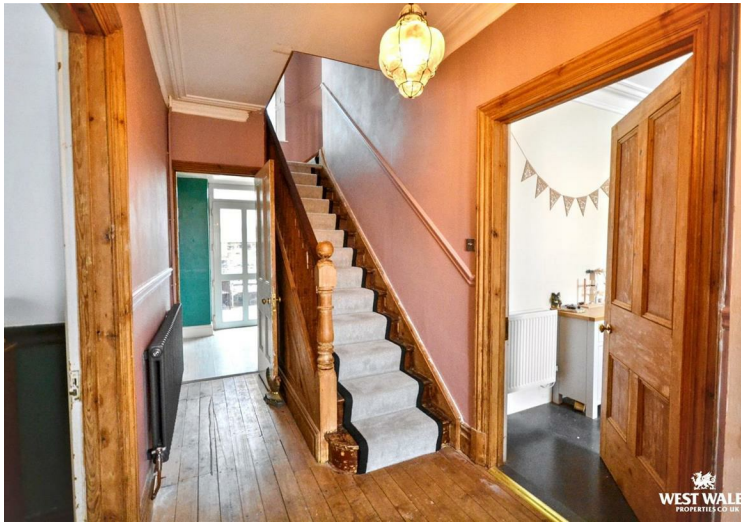
TELEPHONE: 01239 615915



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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

**The Agent that goes the Extra Mile**





A period property with beautiful character features throughout. The property is situated in the rural village of Pontgarreg just two miles to the popular coastal village of Llangrannog and within easy reach of a range beaches along the Cardigan Bay coastline.

The property briefly comprises a welcoming entrance hallway adorned with original patterned tiles, leading to a spacious lounge and dining room featuring bay windows overlooking the front garden and feature fireplaces. The kitchen is fitted with matching wall and base units, complemented by a further versatile reception room. There is a conservatory with door leading out to the side of the property, a utility room, WC and garden room. On the first floor there are four bedrooms, three of which are doubles and benefit from original fireplaces each one of them unique, and a bathroom. Stairs lead up to the second floor where there are a further two bedrooms.

Externally, the property is accessed via a tarmac driveway providing ample off-road parking and access to a garage. The enclosed front garden is beautifully landscaped, featuring a well-maintained lawn bordered by a variety of mature shrubs and vibrant flower beds. A low-maintenance gravelled section adds texture and charm, complete with a delightful summer house ideal for relaxing or entertaining. A paved seating area provides the perfect setting to sit back, relax, and take in the surrounding countryside views.

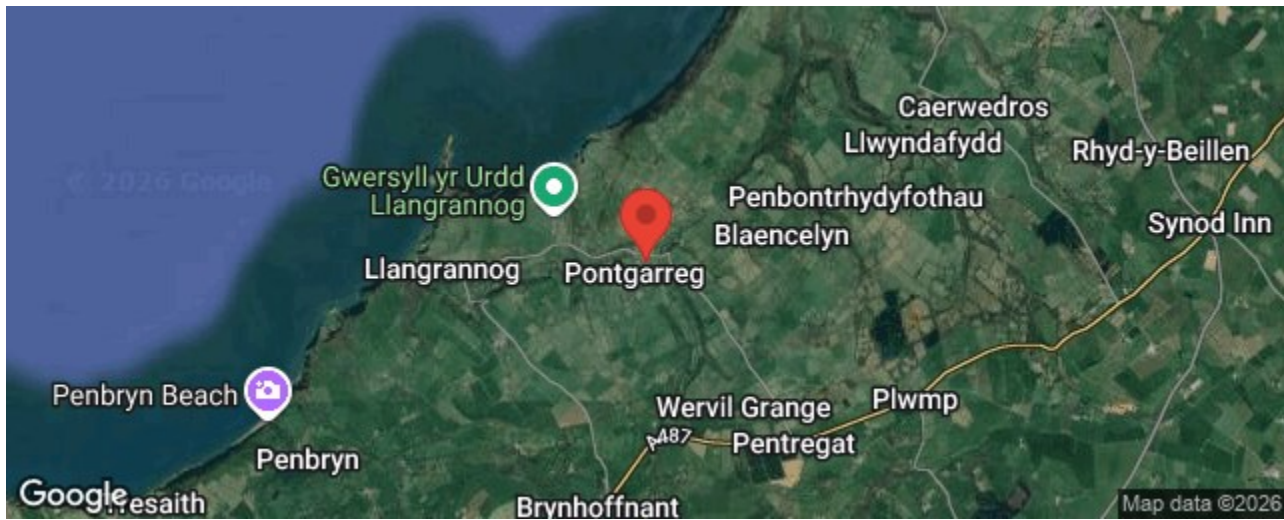
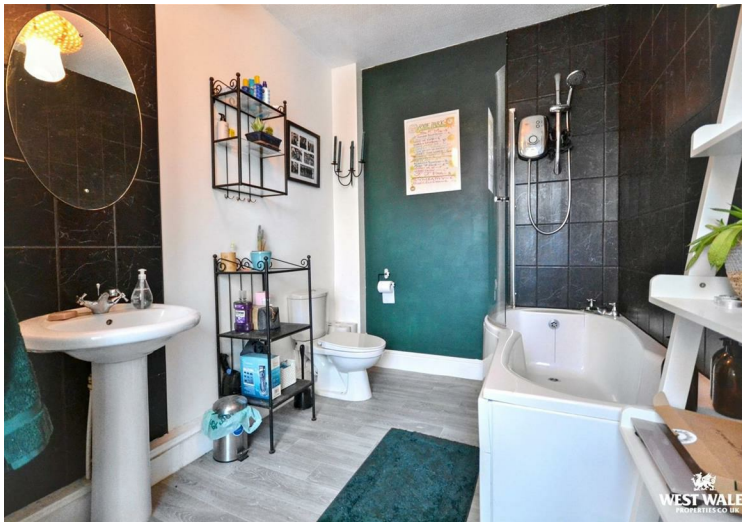


The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog and New Quay. It is situated 10.3 miles south of beautiful town of Aberaeron which is famous for its elegant, brightly painted town houses and primary and secondary school, cafes, restaurants, craft shops and more. 12.2 miles south is the market town of Cardigan which offers supermarkets, local shops and more.

AGENTS NOTE - Please contact the agent for further important information regarding this property.

## DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321, continue along the road for approximately two miles, and take the next left, where you will see the property on your left hand side. What 3 Words Reference - grew.swims.headers



See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.