



jjmorris.com



Ger Y Coed, Plwmp

£325,000 Freehold

Barn Conversion • Three Bedrooms

Contact Cardigan Office



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Situation

Situated in a convenient rural location close to the popular coastal village of Llangrannog, this attractive three-bedroom semi-detached stone property offers the perfect blend of countryside tranquillity and coastal living. Boasting a characterful stone façade and traditional charm, the property enjoys a peaceful setting while remaining just one mile from the A487, providing excellent connectivity to surrounding towns and villages. Llangrannog, renowned for its sandy beaches, dramatic cliffs and stunning Cardigan Bay coastline, lies within easy reach, offering a wealth of leisure opportunities including coastal walks, water sports and picturesque seaside scenery. The surrounding area is rich in natural beauty, with numerous countryside and coastal paths to explore. A wider range of amenities can be found in the nearby towns of Cardigan, Newcastle Emlyn and Aberaeron, all offering a selection of shops, schools, cafés and everyday services.

Entrance Hall

Quarry tiled flooring, exposed stone walls, double glazed windows to the fore, exposed beams, stairs rising to the first floor, radiators, doors opening to:-

Living Room

Exposed stone walls, vaulted ceiling, exposed beams, gallery, double glazed windows to the front and rear, log burner, radiator.



Kitchen/Dining Room

Exposed beams, integral cooker with hob, single sink with drainer, space for dishwasher, radiator, barn style door to rear.

Bedroom Three

Exposed stone wall, exposed beams, double glazed windows to the rear, radiator.

Shower Room

Walk-in shower, double glazed window to the front, heated towel rail, vinyl flooring, exposed beams.

Landing

Exposed stone walls, Velux window, double glazed window, airing cupboard with radiator, opening to:-

Bedroom One

Exposed stone walls, Velux window, radiators.

Bathroom

Vinyl flooring, Velux window, heated towel rail.

Bedroom Two

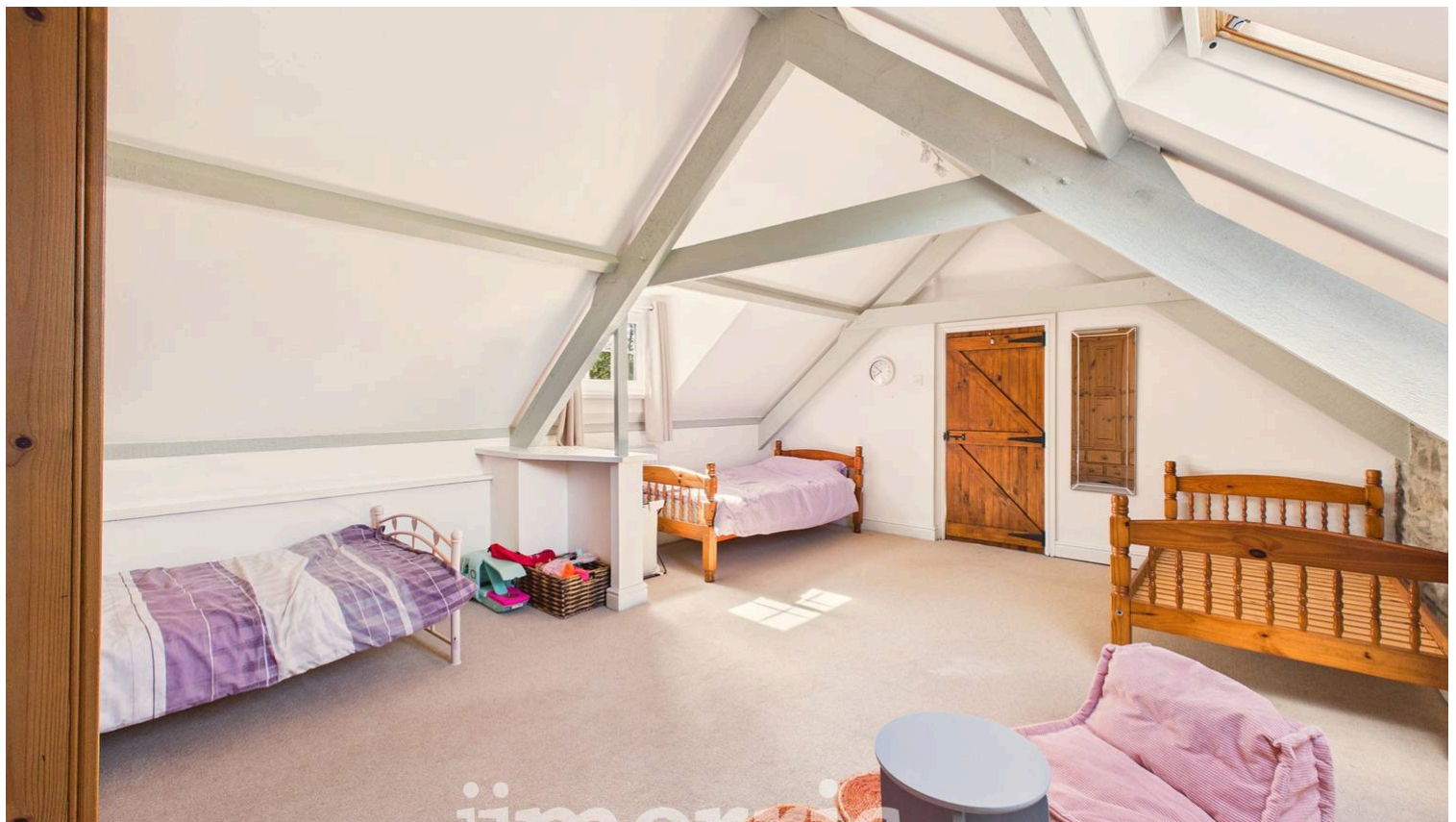
Exposed stone wall, double glazed window to the front, Velux window to the rear, radiator, door to:-

Gallery

Double glazed window, Gallery above living room, radiator.

Utility Room

Mounted units, single sink with drainer, oil-fired boiler.





Outbuilding

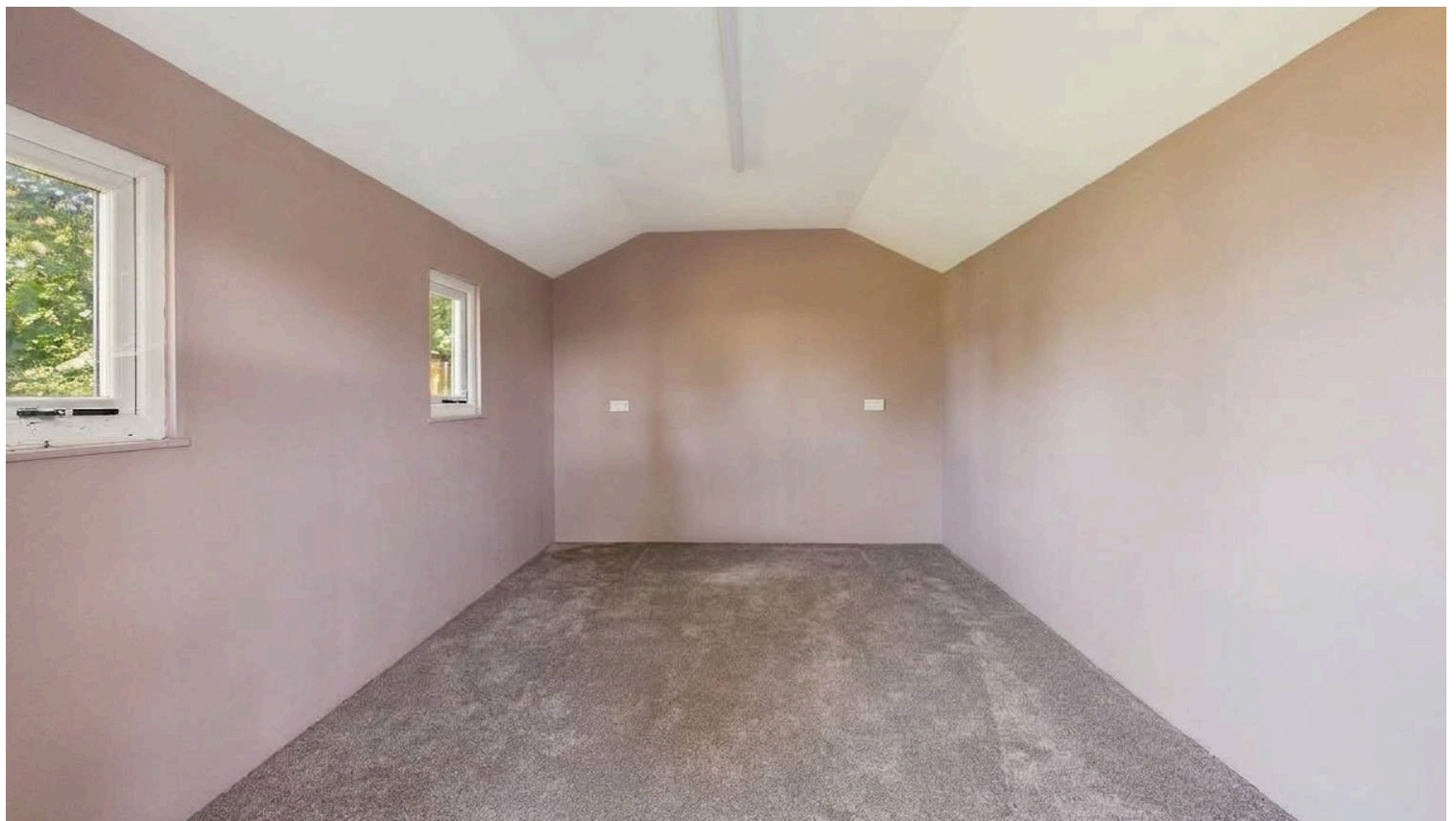
Electricity connected.

Utilities & Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Private Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: ///sponge.wobbling.concerts

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 0.3mbps upload and 2mbps 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.

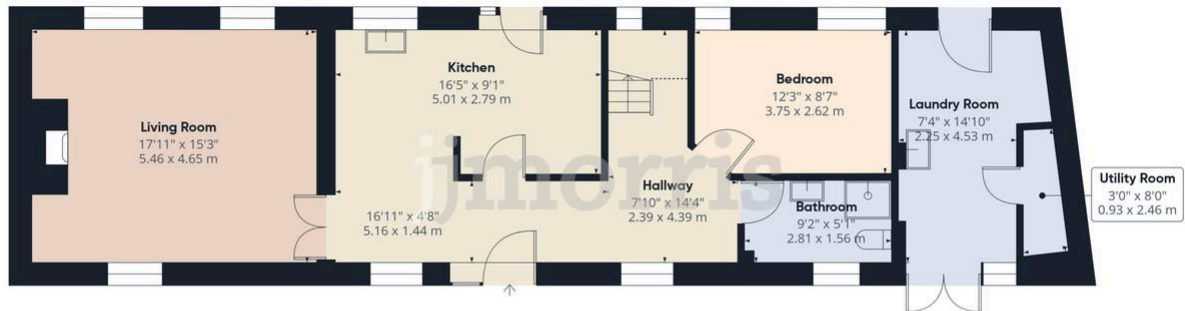
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor. Three - Good outdoor and indoor. O2 - Good outdoor and indoor. Vodafone. - Good outdoor and indoor. 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.



GARDEN

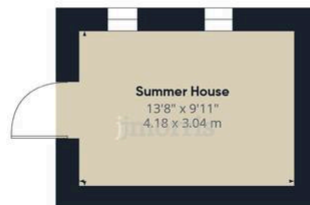
Outside, a generous gravelled driveway provides ample off-road parking for several vehicles, framed by mature timber post-and-rail fencing and established planting with a lawned area.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

You can include any text here. The text can be modified upon generating your brochure.

