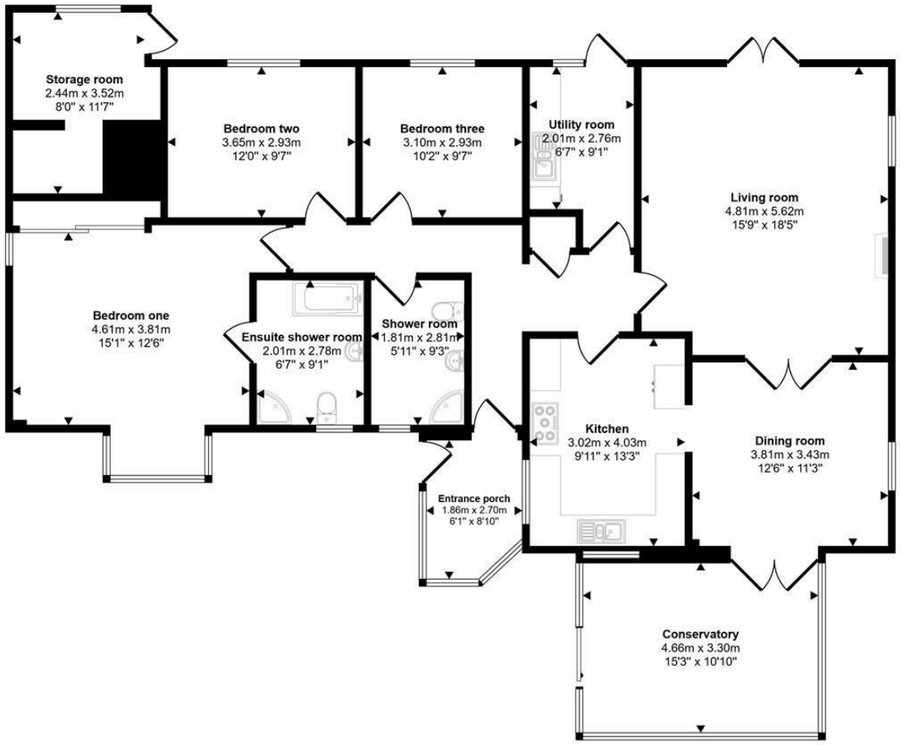
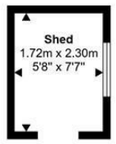
Approx Gross Internal Area
165 sq m / 1780 sq ft



Floorplan
Approx 161 sq m / 1738 sq ft



Shed
Approx 4 sq m / 43 sq ft

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.

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

ref: LW/AMS/09/26/OK

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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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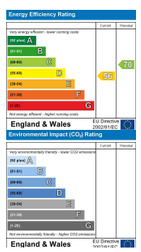






Swn y Mor Brynhoffnant, Llandysul, SA44 6ED

- Detached Bungalow
- Three Receptions
- Sea & Countryside Views
- Ample Off Road Parking
- LPG Gas Central Heating
- Three Bedrooms
- Solar Panels
- Two Bath/Shower Rooms
- Garden To Rear
- EPC Rating: D



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile



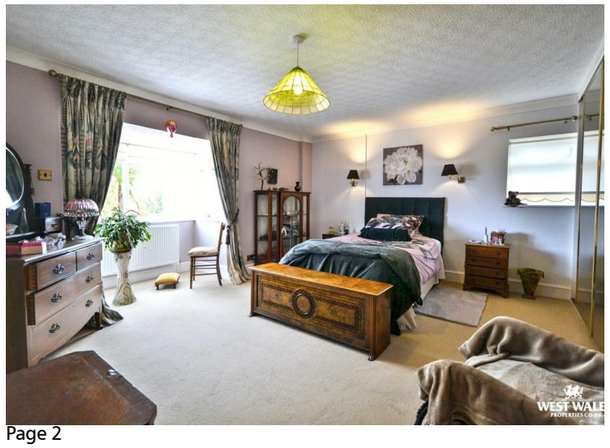














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A well-presented detached bungalow situated in the village of Brynhoffnant, approximately 2.3 miles from the popular coastal village of Llangrannog and 2.7 miles from Penbryn, with its beautiful sandy beach. The property is ideally placed for enjoying the stunning Ceredigion coastline, with a village shop and pub/restaurant within walking distance.

The accommodation briefly comprises an entrance porch with space for coats and shoes, leading into the hallway. To the right is the living room, featuring a window, glazed patio doors opening onto the rear garden and a feature fireplace housing a multi-fuel stove. Double-glazed panelled doors lead through to the dining area, which is open plan to the kitchen. The kitchen is fitted with matching wall and base units, an integrated dishwasher, fridge and freezer, together with a Rangemaster cooker with a five-ring gas hob, and electric oven and grill. A breakfast bar provides a practical division between the kitchen and dining areas, creating a sociable space.

From the dining area, further glazed doors lead into the conservatory, which benefits from a self cleaning glass roof, aslo provides a lovely additional reception space and enjoys lovely sea and countryside views. There is also a separate utility area, with space for a washing machine, and fitted with matching units and a sink, together with a door providing access to the rear garden.

At the opposite end of the bungalow is the family shower room, fitted with a WC, shower and wash hand basin set within a useful storage unit. There are three double bedrooms, including the master bedroom, which benefits from fitted wardrobes, a bay window with sea views and an ensuite shower room.

The property is approached via its own gated, brick-paved driveway, leading to ample off-road parking for several vehicles. Security lighting is positioned along the driveway. From the parking area, a few paved steps lead to a raised patio area bordered by a brick wall. The rear garden can be accessed from either side of the property and includes a paved patio, a raised lawn and mature shrubs and planting. There is also a useful wooden garden shed and an apple tree. Attached to the rear of the property is a useful storage room, with power and lighting, and also houses the boiler.

The rural village of Brynhoffnant is situated 11 miles North East of the market town of Cardigan and 9 miles North of Newcastle Emlyn. The village is home to a large primary school and well equipped Londis supermarket and petrol station. Many beaches are in close proximity to the village including the beautiful and secluded National Trust beach of Penbryn (2 miles away), Llangrannog (3.5 miles away), Tresaith (3.2 miles away) and the sea side resort of New Quay (10.4 miles away). Cardigan town offers further amenities including a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shop.

DIRECTIONS

From Cardigan head North East on the A487 for around 10.3 miles. Enter the village of Brynhoffnant, continue through the village passing the pub ' Y Bryn ar Bragdy' and take the next left signposted Llangrannog, and then turn left at the middle driveway. What three words - ///samplers.influencing.clips



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

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