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Brynsiencyn Pentre'r Bryn, Pentre'r Bryn, Llandysul, SA44 6JZ

Asking Price £650,000

An appealing coastal smallholding comprising a modern, beautifully presented 4 bedroom residence, an excellent agricultural barn and approximately 6.25 acres of level pasture, occupying a convenient countryside setting just minutes from New Quay and the beautiful Cardigan Bay coastline. Offering the perfect balance of modern family living and rural lifestyle appeal, this versatile property will suit purchasers seeking space, privacy and land in one of West Wales' most desirable coastal locations.

Location



The property is enviably located having the benefit and convenience of adjoining the A486 Synod Inn to New Quay roadway, providing ease of access to New Quay, Aberaeron and Cardigan. The property is also well positioned for touring the many popular sandy beaches and secluded coves of the area, including New Quay, Llangrannog and Aberporth. This property not only offers rural charm but the benefits of coastal living with far reaching views over Cardigan Bay.

Description



An unique property having a lovely combination of a modern family home constructed some 20 years ago, offering well proportioned, light and airy accommodation with 4 spacious bedrooms, 2 bathrooms, a inviting living room, dining room and well equipped kitchen. The property is also complimented by a ground floor study which could double up as a ground floor bedroom, along with utility room and cloakroom having W.C. The property also benefits from a useful, large garage with plenty of room to park the car and open all doors! The property has some lovely internal features such as part oak flooring with wood grain effect, uPVC double glazing and oil-fired central heating, and is deserving of a viewing at an early stage. The property affords more particularly the following:

Front Entrance Door

Attractive front entrance door with stained glass inset and matching side panels, leading to:

Entrance Hall



With lovely oak flooring, providing a spacious feel for the property with a feature timber staircase leading to the first floor.

Study

11'11 x 9'9 (3.63m x 2.97m)



In our opinion, this could provide a useful ground floor bedroom, if required. With front window and radiator.

Living Room

20'6 x 12'1 (6.25m x 3.68m)



A large, inviting room with double aspect windows having a window to front and patio doors to rear. The focal point of this room is the central coal effect fire and lovely oak flooring.

Dining Room

12 x 10'6 (3.66m x 3.20m)



A nice, light room benefiting from patio doors to the rear, oak flooring and radiator.

Kitchen

16'11 x 12'4 (5.16m x 3.76m)



Being well equipped with a tiled floor and an excellent range of oak fronted kitchen units at base and wall level, incorporating one and a half bowl sink unit, integrated oven and microwave, Neff induction hob, integrated fridge and freezer, space for dishwasher and window overlooking the garden.

Laundry / Utility Room

11'7 x 7 (3.53m x 2.13m)



A practical space with base units, having sink unit, plumbing and space for washing machine and tumble dryer, radiator, rear entrance door and door to:

Cloakroom

6'10 x 4 (2.08m x 1.22m)



Having W.C. and wash handbasin.

First Floor



The first floor is approached by a feature timber staircase leading to a large galleried landing with large picture window to portray the space that this property offers.

Rear Bedroom 1

12'4 x 10'6 (3.76m x 3.20m)



With rear window having distant sea views, radiator and door to ensuite:

Ensuite Shower Room

10'6 x 4 (3.20m x 1.22m)



With shower cubicle, vanity unit having wash handbasin and storage cupboard, toilet and oak effect flooring.

Front Bedroom 2

9'8 x 8'8 (2.95m x 2.64m)

A double room with front window and radiator.

Front Bedroom 3

14 x 11'7 (4.27m x 3.53m)



With front window and radiator.

Rear Bedroom 4

12'4 x 10'10 (3.76m x 3.30m)



With rear window and radiator.

Family Bathroom

8'8 x 7'5 (2.64m x 2.26m)



Having corner bath, separate double shower cubicle with power shower unit, wash handbasin, toilet, heated towel rail, radiator, oak effect flooring and rear window.

Externally



One of the main features of this property are the external grounds and lands; not only adding to the residential appeal, but also to those purchasers seeking a convenient, rural property with the benefit of a great barn and some lovely lands, together with far-reaching views towards Cardigan Bay. The property has a tarmac drive to the front leading to the integral garage. To the side of the property is a lane leading to the rear curtilage with pleasant rear patio area with a large greenhouse, timber garden workshop with electricity and water (externally) connected and ample electricity connection points.

Rear Patio



Greenhouse



Integral Garage

16'1 x 15'11 (4.90m x 4.85m)



With automatically controlled electric up and over door with plenty of room to park your car and open the doors on both sides! This also houses the oil-fired central heating boiler.

Raised Lawn Garden



Agricultural Building

36'6 x 26'4 (11.13m x 8.03m)



This is a great building with insulated cladding and a smooth coated concrete base, along with an electric roller-shutter door being remotely operated, uPVC courtesy door and door to:



Shower Room

6'3 x 5'11 (1.91m x 1.80m)



Having shower unit, wash handbasin and toilet.

The Lands



The property is set in some 6.25 acres with two lovely, level paddocks contained within well fenced mature hedge boundaries, providing good quality pasture which is, in our opinion, one of the main attractions of this property.

Services

We are informed the property is connected to mains water, mains electricity and mains drainage with oil-fired central heating and uPVC double glazing.

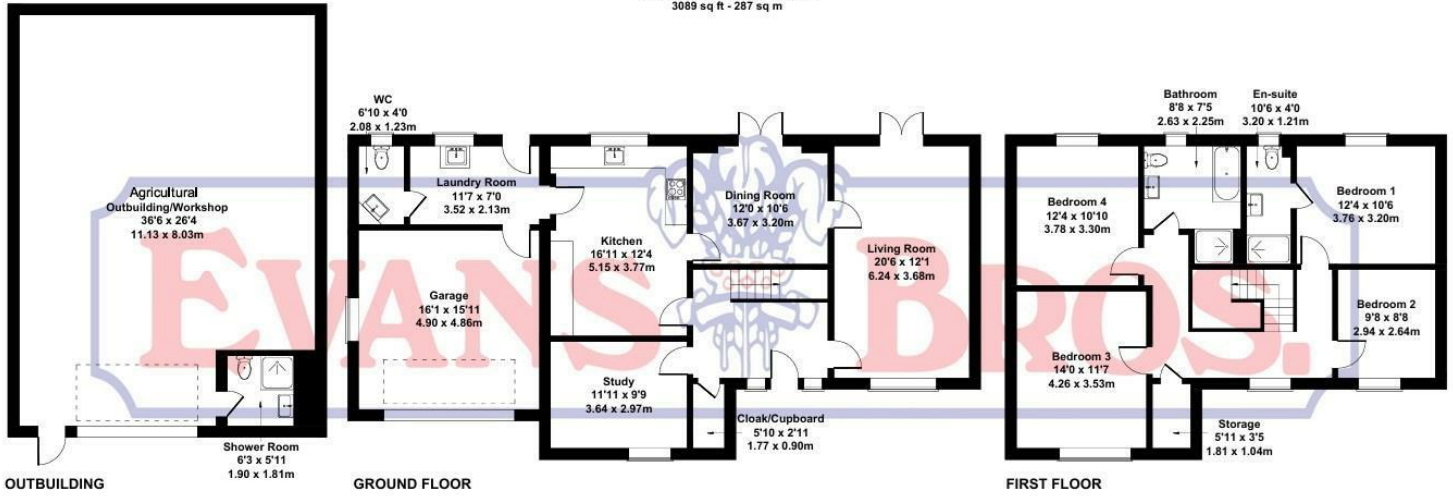
Council Tax Band F

Directions

From Aberaeron, take the A487 south to Synod Inn, turning right onto the A486 towards New Quay. Upon entering Pentre'r Bryn, the property can be found on the right hand side as identified by the agent's For Sale board.

Brynsiencyn

Approximate Gross Internal Area
3089 sq ft - 287 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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