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**7 Bryn Hyfryd, Pennant, Llanon, Ceredigion, SY23 5PH**

**Asking Price £410,000**

This imposing 4 bedroom detached home presents a remarkable opportunity for those seeking a turn-key residence ready for immediate occupation. The property boasts 2 large, well-proportioned reception rooms and a delightful rear conservatory which enhances the living space, providing a perfect spot to relax and enjoy the surrounding views. The property benefits from a well-equipped, modern kitchen complemented by a utility room and a convenient cloakroom. There are 4 well-proportioned bedrooms to the first floor with the main bedroom featuring an ensuite, along with a family bathroom.

Situated within easy travelling distance to the picturesque Georgian harbour town of Aberaeron, this property is ideally located along the stunning West Wales coastline. Additionally, it is within easy driving distance of Aberystwyth, a larger town that serves as a key employment centre, ensuring that all necessary amenities and services are within reach. This home is perfect for families or individuals looking for a peaceful yet accessible location, combining the beauty of coastal living with the convenience of nearby towns.

**\*\* Do not miss the chance to make this splendid property your own \*\***

## Location



The property is elegantly located on a select cul-de-sac of similar, well-maintained properties in the rural community of Pennant, which benefits from an active community centre. The property is conveniently located within an easy driving distance of the popular destination harbour town of Aberaeron, renowned to be the jewel in the crown on the West Wales coastline, having many well respected cafes, restaurants, shops, hotels and renowned for its colourful Georgian houses overlooking the harbour. The property is also within easy travelling distance of the larger town of Aberystwyth to the north, being the main retail centre for the mid West Wales area having a wide range of retail outlets including M&S, Next, Tesco, Morrisons etc and also having many employments including Bronglais general hospital, Aberystwyth University etc.

## Description



An appealing detached property of traditional construction offering beautifully presented and well-maintained accommodation both internally and externally. In our opinion, this is a turnkey property ready for immediate occupation. The property has recently been redecorated throughout internally, having had an upgraded boiler to operate the full oil fired central heating with underfloor electric heating in the

conservatory. The property also has the benefit of uPVC double glazing throughout and affords the particularly well-proportioned accommodation:

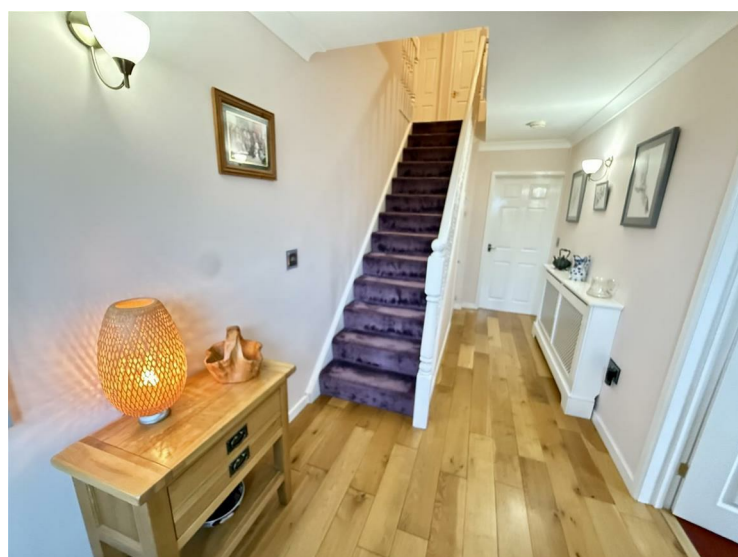
### Front uPVC Entrance Door



With attractive stained glass insets and matching sidelight, leading to:

### Hallway

17'3 x 6'2 overall (5.26m x 1.88m overall)



Attractive oak flooring providing a pleasant first impression with radiator, stairs to first floor, understairs storage cupboard and door to:

## Living Room

17 x 14'3 (5.18m x 4.34m)



With large double aspect windows and archway to:

## Dining Room

13'4 x 10'7 (4.06m x 3.23m)



## Conservatory

10 x 9'9 (3.05m x 2.97m)



With electric underfloor heating and side entrance door to rear garden.

## Kitchen

13' 6 x 12'4 max (3.96m 1.83m x 3.76m max)



In our opinion, this is the heart of this lovely home, having an extensive range of modern kitchen units at base and wall level incorporating central island being ideal for gathering and discussing the days events. The kitchen is well equipped, having a modern, double drainer sink unit, Bosch double oven and extractor hood over, Grundig ceramic hob, integrated dishwasher, fridge & freezer and rear window.



### Rear Utility Room

8'4 x 6'3 (2.54m x 1.91m)



With a useful range of fitted units at base & wall level incorporating space for washing machine, oil fired central heating boiler (which we are informed was replaced in recent times), rear entrance door and radiator.

### Cloakroom



Having a toilet, wash handbasin and side window.

### First Floor

With an easy rise staircase from the hallway to a:

### Galleried Landing

12 x 9'3 overall (3.66m x 2.82m overall)



### Master Bedroom Suite 1

19'3 x 12'1 max (5.87m x 3.68m max)



An impressive room having fitted cupboards with 2 bed recess spaces, front window and radiators.

### Ensuite Bathroom

8'4 x 6'2 (2.54m x 1.88m)



Having corner shower unit, toilet, wash hand basin, part tiled walls & floor, window and extractor fan.

### Principal Bathroom

10'10 x 8'5 overall (3.30m x 2.57m overall)



With contour shaped bath having shower unit over, toilet, wash hand basin, part tiled walls, extractor fan and radiator.

### Bedroom 2

10'10 x 13'7 (3.30m x 4.14m)



With large built-in wardrobe being shelved, radiator and rear window having attractive views over the surrounding countryside.

### Front Bedroom 3

17 x 14'4 (5.18m x 4.37m)



With front window and a range of built in wardrobes,

### Bedroom 4 / Study

8 x 6'9 (2.44m x 2.06m )



With front window and radiator.

## Externally



## Summerhouse



The property is located on a select cul-de-sac of similar, well maintained properties having a tarmacked driveway leading to an integral garage.

## Integral Garage

18 x 11'5 (5.49m x 3.48m)



## Greenhouse



## Fuel Store / Bicycle Store

With fenced off oil tank with replacement tank.

## Agents notes:

Access via an up and over door with door to cloakroom.

## Front Lawned Garden

With ornamental shrubs, trees and bushes with gravelled borders.

## Rear Garden



Being attractive and private with lawned areas, paved paths and patio including an attractive terrace where the vendors sit out in the summer evening to enjoy the spectacular sunsets.



A stunning property, deserving of inspection at an early date!

## Directions



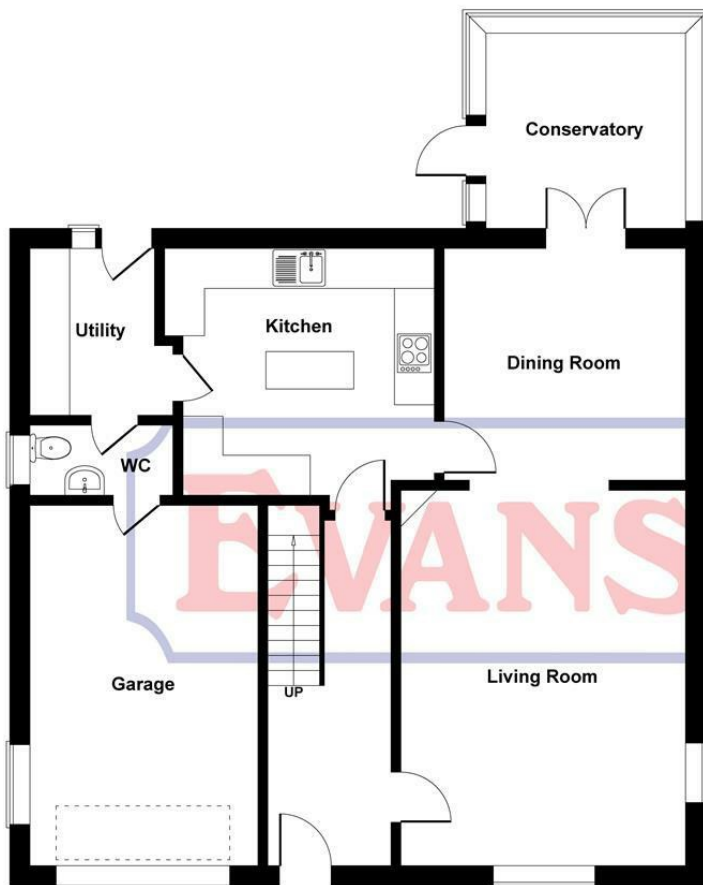
From Aberaeron, take the A487 north towards Aberystwyth. After passing through the village of Aberarth take the next right hand turning on to the Pennant roadway, continue straight across the square and then taking the last turning on the right into Bryn Hyfryd, continue into the development. The property can be found at the end of the cul-de-sac straight ahead of you.

## Services

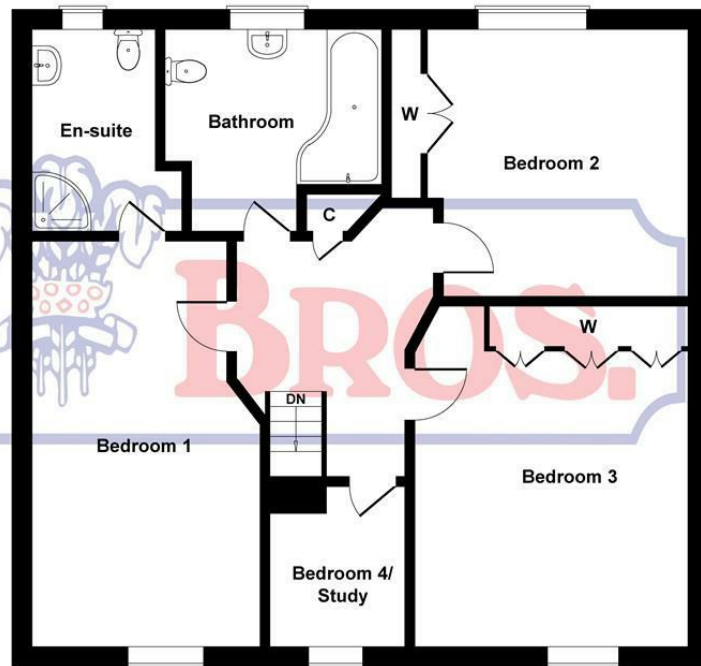
We are informed the property is connected to mains water, mains electricity, mains drainage, oil fired central heating with telephone and fibre to the premises, broadband connected.

## Council Tax - E

## 7 Brynhyfryd



GROUND FLOOR



FIRST FLOOR

### 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.

Produced by Potterplans Ltd. 2026



| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       | 68      | 71        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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