



Penddol , Penbryn, SA44 6RA

£775,000

An extended and modernised cottage in a desirable coastal location within walking distance of Penbryn National Trust owned beach and the Ceredigion Coast Path.

The light and contemporary accommodation, which has been tastefully extended and restored, providing a perfect blend between traditional and modern day living briefly comprises; entrance hallway, spacious living room with bi-fold doors opening onto the terrace, offering a perfect place to sit and enjoy the beautiful views across the garden, luxury modern fitted kitchen with dining area, snug/bedroom, fitted utility room, beautiful bathroom, master bedroom suite with ensuite shower room and walk in wardrobe. First floor bedroom with ensuite w.c.

Externally, the property is approached via wooden gates opening onto a driveway, providing off-road parking for a number of vehicles and leading to the newly constructed 45' x 20 garage and workshop, the gardens and grounds extend to 3 acres or thereabouts with two sheds, stone log store and a unique south-facing two room insulated cabin in stunning private setting with log burner.

The property benefits from double glazing, air source heat pump, solar panels and underfloor heating throughout the ground floor.

Situation

The property is situated in a desirable coastal location and is within walking distance to the National Trust beach at Penbryn. In both directions the coastal footpath leads along the cliff tops with breathtaking scenery and connects to other near by beaches found at Tresaith, Aberporth, Cwmttydu and Llangrannog. This is an ideal location to explore this part of West Wales with attractions in a number of places such as Cenarth Falls, the Georgian town of Aberaeron, the university town of Aberystwyth and down through the thriving coastal market town of Cardigan to Pembrokeshire with a number of castles, rail link and ferry crossing to Ireland. Carmarthen is roughly an hour's drive and offers a much wider range of retailers and access onto the dual carriageway linking onto the M4 motorway.

ACCOMMODATION COMPRISES

Composite entrance door to:-

Porch 5'9" x 6'5" (1.75m x 1.96m)



Tiled flooring, recessed lighting, door to:-

Inner Hall

Tiled flooring, glazed roof light, cloaks cupboard.

Living Room 19'11" x 15'5" (6.07m x 4.70m)



Feature Stovax log burner with exposed flue, tiled wall surround, Bifold doors to patio, recessed lighting, tiled floor, double glazed window to the front.

Kitchen/Dining/Sun Room



Kitchen 23'7" x 12'3" (7.19m x 3.73m)



Stunning kitchen in navy with contrasting white quartz stone work surface and splash back, sink with Quooker hot and filtered tap, range style cooker, extractor fan over, space for fridge freezer, open shelving, central island with seating area, tiled floor, wood fired Nordica stove.

Dining Area/Sun Room 13'9" x 5'7" (4.19m x 1.70m)



Glazed roof and windows to 3 sides, door to the garden, tiled floor, slate sills.

Utility 14'9" x 8'10" (4.50m x 2.69m)



Range of base cabinets, double larder cabinet, work top surfaces, sink unit, void and plumbing for dishwasher, double glazed window, utility cupboard housing washing machine and tumble drier, stable door to the garden, loft access. Cupboard housing hot water cylinder.

Bathroom 8'10" x 6'4" (2.69m x 1.93m)



Luxury suite comprising panel bath with mixer tap, shower attachment and screen over, vanity unit with basin, low flush WC, tiled floor, under floor heating, 2 double glazed windows, tiled walls, heated towel rail, extractor fan.

Living Room/ Bedroom 12'8" x 11'10" (3.86m x 3.61m)



Stone fireplace with log burner, slate hearth, double glazed windows to 3 sides, tiled floor, stable door to the side. Loft access.

Bedroom 12'5" x 12'11" (3.78m x 3.94m)



2 Double glazed windows, tiled floor and underfloor heating, loft access.

Ensuite 6'9" x 6'7" (2.06m x 2.01m)



Wet room style walk in shower with curved screen, low flush wc, vanity unit with basin, heated towel rail, extractor fan, recessed lighting, uPVC double glazed window, tiled flooring.

Walk In Wardrobe 6'7 x 5'3 (2.01m x 1.60m)

FIRST FLOOR

Bedroom 25'3 x 14'4 (7.70m x 4.37m)



Dormer windows, recessed lighting, wood flooring, 2 radiators, door to:

W.C. 6'10 x 6'6 (2.08m x 1.98m)



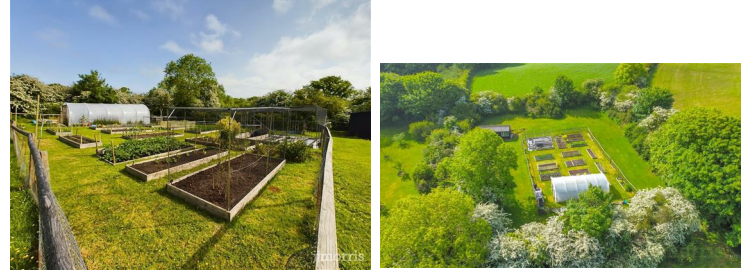
Low flush w.c. Vanity sink unit, velux roof window, recessed lighting, tiled walls.

EXTERNALLY

Garden & Grounds

Patio area accessed from the bifold doors providing an ideal seating area for 'fresco' dining. Lawned area with mature shrubs and trees. Orchard with a range of fruit and nut trees.

Vegetable Garden



Large growing area with polytunnel and raised vegetable growing area. Good sized timber shed.

Garage/Workshop 45'9 x 20'9 (13.94m x 6.32m)

Currently in the final stages of construction, with external cladding to be fitted. Electric roller shutter door, side access door, light and power.

Services, etc.

Services - Mains electric and water. Septic tank. Air source heat pump. 4KW solar panels.

Local Authority - Ceredigion County Council

Property Classification - Band E. The vendors have advised that the council tax is subject to a review once the building works have been signed off. Please contact the office to discuss further.

Tenure - Freehold and available with vacant possession upon completion

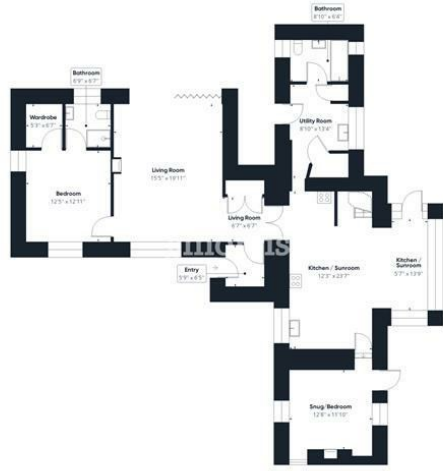


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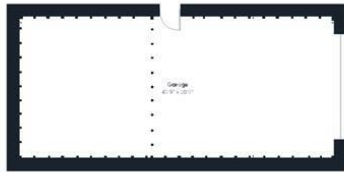
Floor Plan



Floor 0 Building 1



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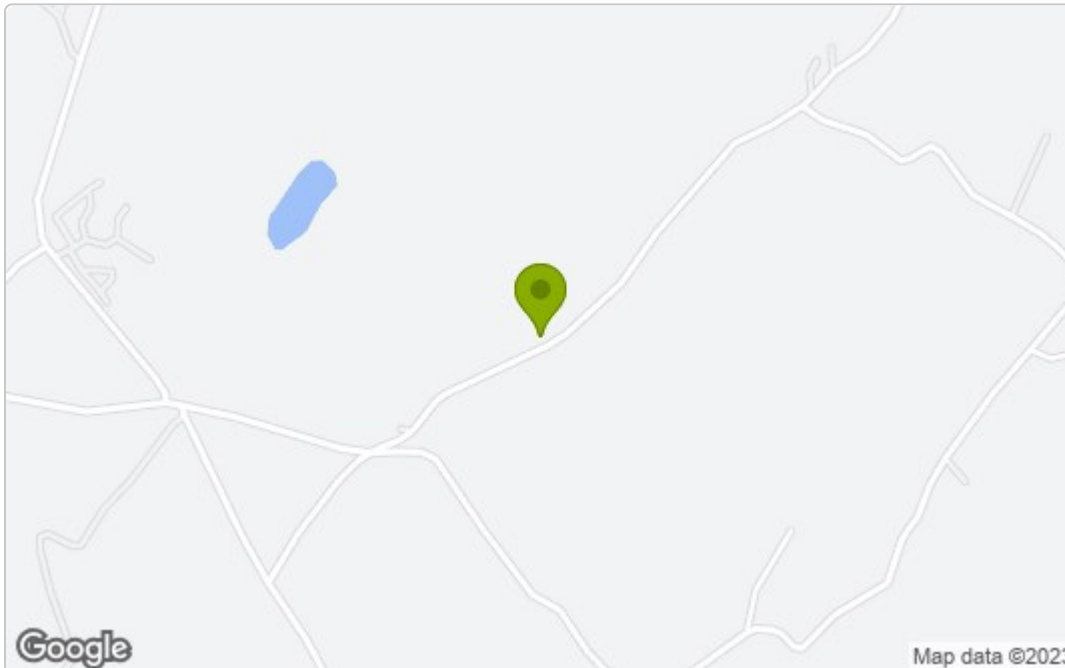


Floor 0 Building 2



Floor 0 Building 3

Area Map



Energy Efficiency Graph

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	

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5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com