



Blaen Nant, Llangrannog SA44 6RP

FOR SALE BY PUBLIC AUCTION

For auction Guide Price £180,000 to £190,000

Large Detached 4 Bedroom Traditional Coastal House
Paddock & Extensive Gardens Amounting To Approximately 1.5
Acres

Collection Of Stone Outbuildings & Block Stables

DD/WJ/57440/190517

DESCRIPTION

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A traditional 4 bedroom detached house with large extensive grounds and paddock amounting to approximately 1.5 acres, situated in the sought after coastal area of Llangrannog, within easy driving distance to the beach and coast. The house boasts spacious rustic accommodation with character charm and is in need of general updating and improvement, however provides fantastic potential for becoming an excellent family home. Outside there are a number of traditional multipurpose outbuildings and stables, plenty of gated off road parking and wonderful mature colourful garden areas, orchard, ponds and a rear fenced paddock/ further garden with mature trees. Viewing is strongly encouraged to appreciate this wonderful opportunity. EER: 36/76
GUIDE PRICE £180,000 - £190,000

SITUATION

The property is situated near the sought after coastal village of Llangrannog, along a small quiet country back road, amongst a small group of other properties. Llangrannog is approx a 5 minute car journey away and boasts a splendid sandy beach and choice of places to eat and drink. The famous coastal footpath is also near by, with breath taking cliff top walks along the spectacular Ceredigion & adjoining Pembrokeshire coastline. This area is a mini hot spot and is sought after by families & couples looking to live near the sea, as well as a thriving tourist destination. The near by village of Brynhoffnant provides an excellent primary school and garage/mini market. Cardigan is approx 20 minutes car journey south and offers a wide range of shops etc... As well as Aberaeron which is roughly the same distance north, also offering a large selection of shops, places to eat, a pretty fishing harbour etc...

RECEPTION

11'1 x 9' (3.38m x 2.74m)

Entered via door with frosted glazing and matching side screen to front, tiled flooring, radiator, stairs to bedroom 4, double glazed window, passage area with doors to;

WET ROOM

7'4 x 6'3 (2.24m x 1.91m)

Wall mounted shower unit, tiled floor, tiled walls, WC, wash hand basin, heated towel radiator, double glazed window.

KITCHEN/DINER

21'5 x 14'5 (6.53m x 4.39m)

Farmhouse style kitchen fitted with a range of wall and base units with part granite and conventional work surfaces, part tiled walls, oil fired Nobel (Aga type) range providing the cooking facilities, single drainer sink unit, 2 ring electric hob, plumbing for dishwasher and washing machine, tiled flooring, dual aspect double glazed window to side and rear gardens, external stable door to side, large opening leads through to;

DINING AREA

Tiled floor, beamed ceiling, radiator, double glazed window to rear, fitted cupboards, space for table and chairs, door to;

INNER HALLWAY

Quarry tiled floor, beamed ceiling, radiator, doors to further rooms and opening into lounge,

LOUNGE

24'6 x 13' (7.47m x 3.96m)

Character stone surround fireplace with wood burning stove, exposed beamed ceiling, part exposed feature stone walls, stairs to first floor, 3 double glazed windows to front aspect.

FORMAL DINING ROOM/ SITTING ROOM

13'1 x 10'5 (3.99m x 3.18m)

Quarry tiled flooring, fireplace with Georgian recessed solid fuel stove, cupboard housing oil fired Trianco boiler servicing the domestic hot water and central heating system, radiator, double glazed window to rear and side, serving hatch to kitchen/diner.

CONSERVATORY

11' x 7'2 (3.35m x 2.18m)

Double glazed sliding patio doors to rear, double glazed windows, quarry tiled floor, door to;

STORE ROOM/GARDEN ROOM

14'7 x 8'1 (4.45m x 2.46m)

Two windows to side, frosted porthole window.

FIRST FLOOR LANDING

Access to loft space, doors to;

BEDROOM 1

13'1 x 11'6 (3.99m x 3.51m)

Dual aspect double glazed windows, built-in wardrobes, fitted storage cupboards with counter top and sink unit, airing cupboard housing hot water cylinder and immersion, radiator.

BEDROOM 2 (L SHAPED)

15'7/10'9 x 12'11 (4.75m x 3.94m)

Feature stone fireplace, 2 double glazed windows to front.

BEDROOM 3

12'11 x 9'6 (3.94m x 2.90m)

Fitted cupboard, double glazed window to front, radiator.

BATHROOM

14'2 x 6'2 (4.32m x 1.88m)

Suite comprising bath with mixer shower over, WC, sink set in vanity worktop and storage unit, tiled shower cubicle with Triton electric shower unit, double glazed window, radiator, wood panelling.

SECOND LANDING

Door to;

BEDROOM 4

15'2 x 9'1 (4.62m x 2.77m)

Double glazed triple aspect windows to side and rear, sink unit set in vanity storage unit, radiator, built-in wardrobe, access to loft.

EXTERNALLY

To the front of the property is a gated hardstanding area providing ample off road parking space for several vehicles. This extends along a hardstanding driveway leading from the side of the house back up to the rear of the garden to where there are **OUTBUILDINGS**. Garden areas to the front and side are mainly laid to lawn with established mature hedgerow boundaries and established beds with colourful plants and shrubs. Immediately behind the house is a pathway which meanders through further garden areas with wildlife ponds, further attractive mature plants and shrubs and a **DETACHED STONE TRADITIONAL OUTBUILDING** with 3 storage compartments. To the side of the house at this point there is a gated entrance providing further off road parking space and is accessed via a shared track to which this property enjoys vehicular and pedestrian right of use. Further to the rear, the gardens continue with further ponds, lawns and mature trees to where there are further **OUTBUILDINGS** and where the driveway ends, **BLOCK BUILT BUILDING** comprising 2

useful stables with electric connected, and adjoining small barn for general purpose storage use. At the rear is a LEAN-TO for general storage, to the side is a large levelled area for further parking or possible potential further **OUTBUILDINGS** subject to the necessary planning consent. Gated access opens into the rear paddock which is enclosed by secure fencing and comprises a large area of grazing/lawn with well established mature ornamental specimen trees. This area could be used as one large garden area or alternatively for keeping chickens, small number of sheep, possibly a pony etc. Fenced area with fruit orchard, mature hedgerow boundaries, abundance of bird and wildlife in this area.

SERVICES

We are advised that mains water and electricity are connected to the property. Private drainage. Oil fired central heating system.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 5th July 2017 at 1pm (unless previously sold or withdrawn).

SOLICITORS

George Davies & Evans
Castle Chambers
Grosvenor Hill
Cardigan
SA43 1HX
Contact: Mr Dafydd Rees

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail cardigan@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £300.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From Cardigan head due north up the main A487 coast road until reaching the village of Brynhoffnant. Turn left before the garage and head down towards Langrannog, after approx 2 miles there is a cross roads, turn left here and continue into a small hamlet of properties where Blaen Nant is found on the left hand side identified by our Auction For Sale Sign.

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**John.
Francis**