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Brynllin , Llangrannog, SA44 6AH

Offers Over £335,000

An excellent opportunity to acquire a Four Bedroom Detached House situated in the favoured location of Llangrannog, just 1.5 miles from the beach. The property has been refurbished and extended in recent years to provide spacious accommodation, which briefly comprises: Entrance Vestibule, Sitting Room, Snug/Bedroom, Inner Hall, 'L' shaped Kitchen/Diner/Family Room and a Ground Floor Bathroom. To the first floor there are Four Bedrooms and a Family Bathroom. Externally, the property enjoys good sized gardens and parking to the side.

Glazed Stable Door to:-

Vestibule

window to the side, electric, tiled floor, door to:-

Sitting Room 14'2" x 11'10" (4.34 x 3.62)



Exposed beams, slate slab floor with under floor heating, double glazed window to the front, stairs rising off, door to:-

Snug/Ground Floor Bedroom 14'3" x 10'6" (4.36 x 3.22)



Exposed beams, double glazed sash window to the front, slab slate flooring with under floor heating.

Inner Hall

"L" shaped Bathroom 10'1" x 8'10" (3.08 x 2.71)



Corner bath, double shower cubicle, low flush WC, sink and vanity, heated towel rail, spot lights, extractor fan, slab slate flooring with underfloor heating.

Kitchen/Living and Family Room 31'0" x 19'3" (9.46 x 5.87)



Having a range of wall and base units, work top surfaces, 1.5 bowl sink and drainer unit, ceramic hob and extractor fan, built-in oven and microwave, integrated dishwasher, integrated fridge and freezer, Worcester boiler, dual aspect 4 sash windows, bifold doors, door to side.

Kitchen



FIRST FLOOR

Bedroom 1 15'5" x 13'5" (4.70 x 4.09)



2 x Velux windows, double glazed window to the front, radiator.

Bedroom 2 11'1" x 10'6" (3.38 x 3.21)



Double glazed window to side, radiator.

Bathroom 11'1" x 5'6" (3.38 x 1.69)



Slipper bath, low flush WC, pedestal hand wash basin, Velux window, radiator.

Bedroom 3 12'5" x 11'1" (3.81 x 3.38)



Velux window, exposed beams.

Bedroom 4 12'5" x 10'6" (3.81 x 3.21)



Velux window, exposed beams, window.

Outside



Good sized lawned garden to front of property bordered by woodland with pathway to side of property leading to the parking area, oil storage tank, timber shed, mature shrubs and plants.

Services, etc.

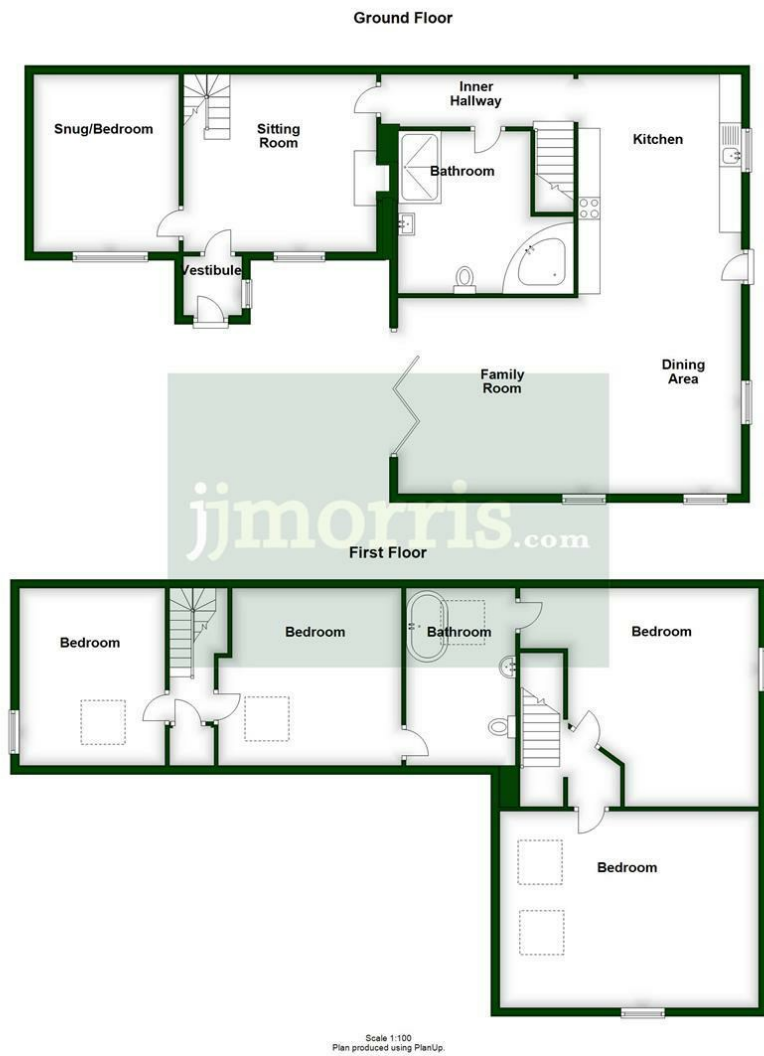
Services - Mains water and electricity and septic tank drainage. Oil central heating. Fibre Broadband.

Local Authority - Ceredigion County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion.

Floor Plan



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		
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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