MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

An appealing beautifully situated Period residence set in extensive lovely mature gardens and grounds. Cardigan Bay coastal region. Near Llangrannog - West Wales.









Maes-Y-Cregin, Llangrannog, Ceredigion, West Wales. SA44 6AQ.

£399,000

Ref R/2574/ID

A delighted detached period residence of character and warmth ! **Set in lovely mature extensive well kept gardens and groundsOnly a mile inland from the sea**Near the picturesque sandy beach at Llangrannog**Close to many secluded sandy coves and beaches along this favoured coastline**3/4 bed accommodation**Full Double Glazing and Central Heating**Garage**Appealing spacious family home with many Victorian features**Fronts a quiet no through country lane**.

The accommodation provides - Front Porch, Rec Hall, 2 Front Rec Rooms, Rear Breakfast Room, Kitchen (with utility area), Rear Porch. To the First floor - 2 front Double Bedrooms plus a child's bedroom, rear Double Bedroom, Family Bathroom and w.c.

Beautifully positioned within the warm climatic coastal region, an easy reach of the towns of Cardigan, Aberaeron and the popular coastal resort and seaside fishing village of New Quay. OS Grid Ref 330/544.

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GENERAL

A Victorian detached residence set in extensive grounds. All in a warm south facing coastal location, catering for all modern day needs, yet with a retained wealth of original features.

The Accommodation benefits upvc double glazing and oil fired central heating and affords as follows -

GROUND FLOOR

Front Porch

In uPVC double glazing with a tiled floor, half glazed entrance door leads through to -

Reception Hall

With double panel radiator, original ceiling covings, telephone point, pitch pine staircase to first floor.





Front Living Room

17' 10" x 10' 7" (5.44m x 3.23m) into Bay window plus alcove, open fireplace with granite surround, coving to ceiling, double panel radiator, wiring for wall lights, side aspect window.





Dining Room

17' 5" x 10' 6" (5.31m x 3.20m) into Bay window with original Victorian cast iron fireplace with slate surround, double panel radiator.





Rear Breakfast Room

14' 8" x 11' 1" (4.47m x 3.38m)) with a fireplace housing a multifuel stove on a tiled hearth with antique wood surround, alcoves to each side, exposed ceiling beams, under-stairs storage cupboard, side aspect window, side door and door to storm porch.

6' Archway leads through to -







Kitchen

15' 8" x 10' 8" (4.78m x 3.25m) with a wide range of fitted base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink with mixer taps, integrated eye level stainless steel double oven, LPG gas hob unit, appliance space with plumbing for a dishwasher, part tiled walls, tongue/groove panelled ceiling with spotlighting. Also incorporates an utility area with plumbing for automatic washing machine and rear exterior door. Side aspect windows.











FIRST FLOOR

Galleried Landing

Approached from Entrance Hall via an original Victorian pitch pine staircase with pitch pine balustrade.



Front Double Bedroom 1

13' 8" x 10' 7" (4.17m x 3.23m) with front and side aspect windows, double panel radiator.

Front Double Bedroom 2

11' 8" x 10' 8" (3.56m x 3.25m) with one wall being fully fiited with a range of wardrobes, front and side aspect windows, double panel radiator.





Front Box Room / Childs Room

6' 0" x 4' 6" (1.83m x 1.37m) with front aspect window.



Rear Double Bedroom 3

15' 0" x 8' 7" (4.57m x 2.62m) with 2 side aspect windows, built in wardrobes.





Bathroom

10' 4" x 8' 8" (3.15m x 2.64m) Recently installed white suite comprising of a walk in shower unit with 'Mira' electric shower above, aqua PVC lined boards behind, lowe level flush WC, pedestal wash hand basin, central heating radiatior, 2 double glazed windows to rear, extractor fan, cupboard housing the hot water tank.





EXTERNALLY

To The Front

A low walled forecourt with grass and shrubbery area. To one side is a wide tarmacadam driveway which leads to a side courtyard with ample turning, parking space for several vehicles.









Detached Single Garage

With up and over door.



The Grounds

The grounds are a particular feature of the property, beautifully maintained and landscaped over a period of many years and nicely presented.

Provides in the main grassed areas with extensive shrubs and flower gardens, all well stocked, various ornamental shrubs and mature trees on boundaries to give privacy. Garden gazebo.



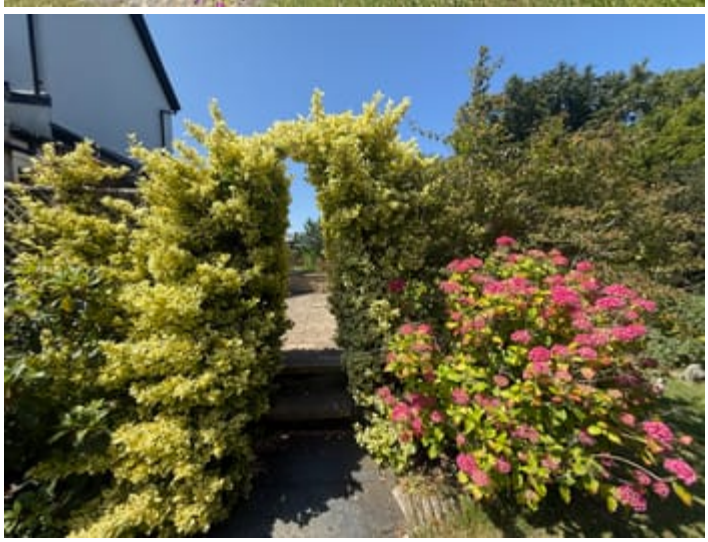
























Patio

Privately positioned slightly raised paved patio area with access to outside WC.

Lean to Stone built Store Shed/Fuel Store

Which houses the Worcester oil fired central heating boiler.
2 Cedarwood Garden Sheds. Large aluminium Greenhouse.

TENURE

The property is of Freehold Tenure.

Services

Mains Electricity and Water. Private Drainage. Oil Fired Central Heating. Telephone subject to transfer regulations.

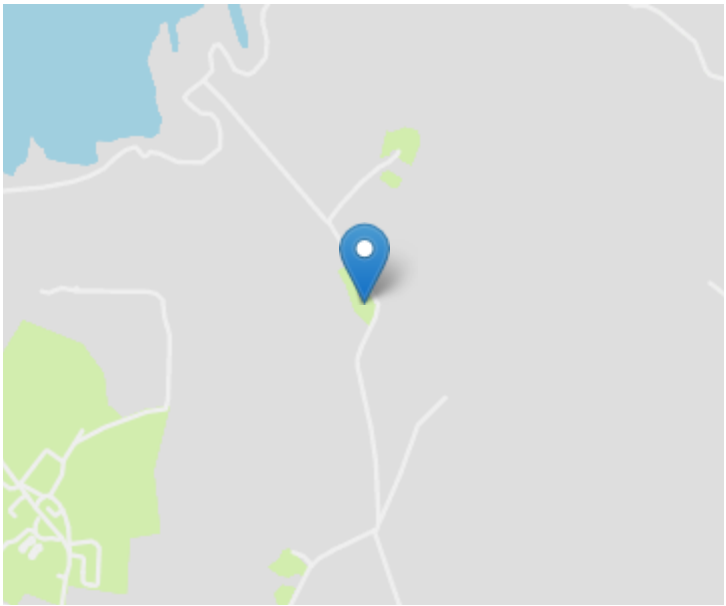
Council Tax Band E

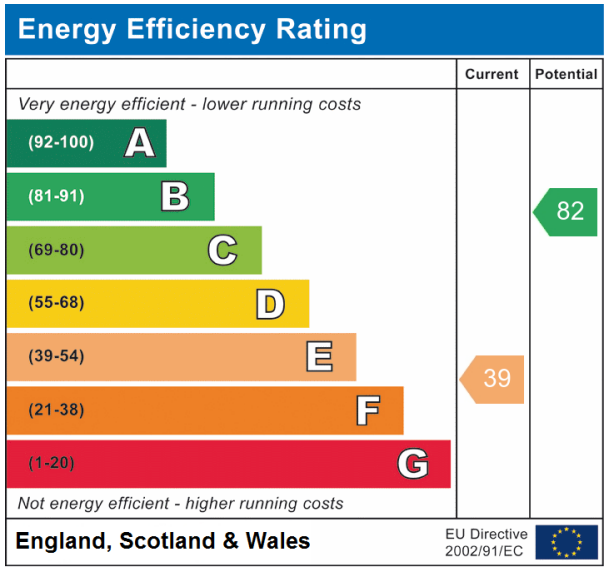
MATERIAL INFORMATION

Council Tax: Band E
N/A
Parking Types: Driveway. Garage. Private.
Heating Sources: Oil.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Private Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (39)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

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Directions

Driving out of the village of Llangrannog on the B4321 passing the church on the left hand side, keep on this road for a mile or so until you see the entrance to the Urdd Activity Centre on the left hand side. Carry straight on for a few hundred yards and take the first fork left turning. Proceed up this road and again take the 1st left hand turning onto a country lane. This will then be the first property on the left hand side.

For further information or to arrange a viewing on this property please contact :

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