MORGAN & DAVIES
EST. 1989

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Local knowledge, National coverage

A delightful 2 bedroom end of terrace cottage located on the fringes of the sought after coastal village of Llangrannog - West Wales.









1, Castle Hall, Llangrannog, West Wales, Ceredigion. SA44 6RH.

£220,000 Offers in Region of

REF R/5472/ID

A delightful quaint coastal cottage Located on the fringes of the popular coastal village of Llangrannog**Only a 10 minute walk to the sea front**Recently refurbished with works including new kitchen, new roof and solar panels with battery storage**2 bedroom accommodation**Attractive patio area with useful storage shed (Could be utilised as private parking)**Double glazed throughout with log burning stove**Nearby street parking and free village car park**MUST BE VIEWED TO BE APPRECIATED**

The accommodation comprises of kitchen and lounge. First floor - shower room and 2 bedrooms.

Conveniently positioned within the coastal village community of Llangrannog on the West Wales Cardigan Bay coastline with its lovely sandy beach, an array of eateries, public house and village shop. Some 3 miles from the main A487 coast road providing ease of access to the larger marketing and amenity centres of Cardigan, Aberaeron and Newcastle Emlyn. Being some 50 minute drive from Carmarthen and the link road to the M4 motorway. Also being within an easy reach of many other popular and picturesque villages along this favoured heritage coastline.

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GENERAL

No 1 Castle Hall comprises of a delightful coastal cottage full of character and charm that has been renovated to a good standard by the current vendor in recent years with works including -
brand new kitchen, new roof with solar panels and battery storage.

THE PROPERTY DESERVES TO BE VIEWED INTERNALLY TO BE FULLY APPRECIATED.

The accommodation provides as follows -

GROUND FLOOR

Kitchen/Breakfast Room

12' 2" x 8' 5" (3.71m x 2.57m) into a double glazed bay window, with a range of modern fitted base and wall cupboard units with slate effect working surfaces above, inset single drainer sink, electric oven, 4 ring hobs above, inbuilt extractor fan, tiled splash back, under counter fridge / freezer and washing machine, double glazed bay window to side, painted hardwood door with fan light above, exposed beams, 'Fujitsu' air con unit, tiled flooring.
Door into -















Lounge

10' 11" x 11' 0" (3.33m x 3.35m) a character lounge with log burning stove on slate hearth, double glazed window to front, window seat with underneath log storage, open tread staircase to first floor, exposed beams and air con unit.





FIRST FLOOR

Landing

4' 9" x 5' 2" (1.45m x 1.57m) opens into -

Principal Bedroom 1

12' 3" x 8' 4" (3.73m x 2.54m) into double glazed south and west facing bay windows to side with pleasant views, air conditioning unit.







Bedroom 2

8' 8" x 7' 2" (2.64m x 2.18m) currently used as an office with double glazed window to side. Built in storage cupboard.





Shower Room

3' 8" x 5' 10" (1.12m x 1.78m) (max) having a 3 piece suite with shower unit with electric shower above, low level flush w.c. pedestal wash hand basin, tiled flooring, frosted window to rear.





EXTERNALLY

To the Front

The property is accessed via a small path off the minor road with attractive patio area laid to slabs, perfect for outdoor dining. Useful timber shed, perfect for storage.

(Please note - this patio area could potentially be utilised as a private parking space).

There is a free village car park some 200 yards from the property and nearby street parking some 50 yards away.












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VIEWING ARRANGEMENTS

VIEWING: Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk
All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.
To keep up to date please visit our Website, Facebook and Instagram Pages

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

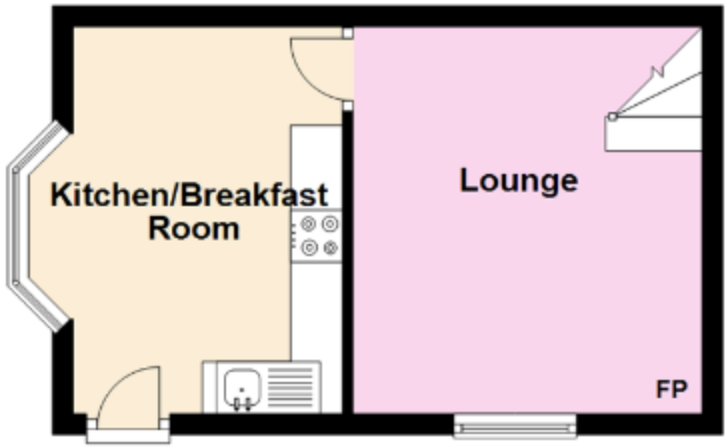
Services

We are advised the property benefits from mains water, electricity and drainage. Fujitsu air source/ air conditioning unit. Solar Panels on Roof with battery storage. Log Burning Stove.

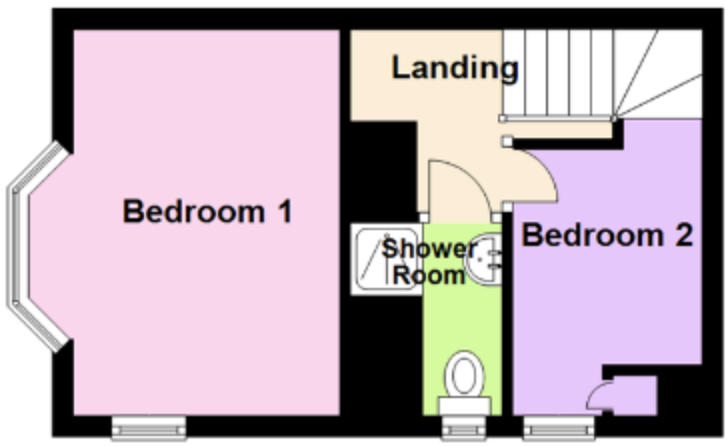
Tenure Freehold.

Council Tax Band - B (Ceredigion County Council).

Ground Floor



First Floor

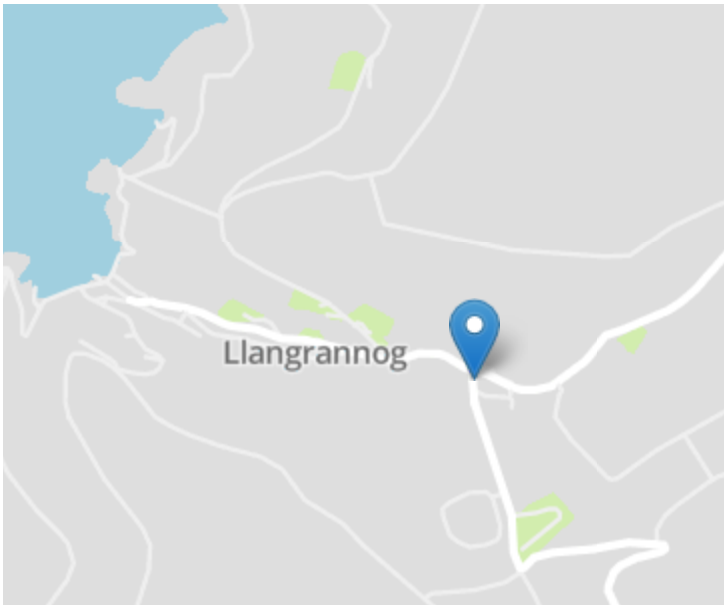


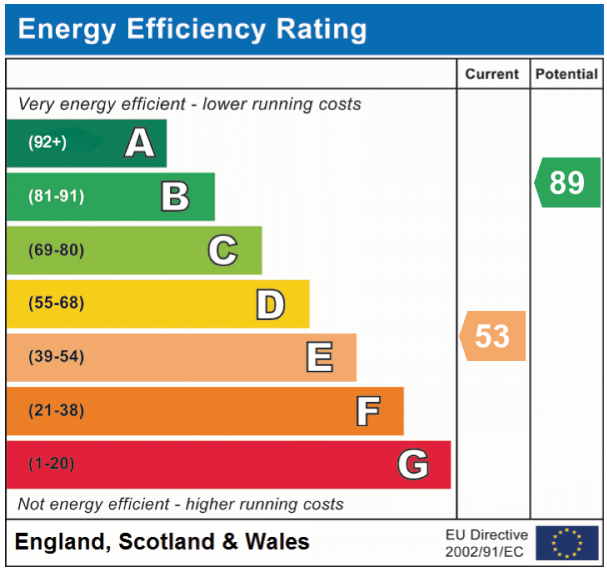
MATERIAL INFORMATION

Council Tax: Band B
N/A
Parking Types: On Street.
Heating Sources: Air Conditioning. Air Source Heat Pump. Solar. Wood Burner.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: E (53)
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

From Aberaeron proceed south west on the A487 coast road as far as the village of Brynhoffnant. At the village of Brynhoffnant, immediately opposite the Londis supermarket and filling station, turn right onto the B4334 Llangrannog road. Following this road into the village of Llangrannog. As you reach a T junction you will see the cottage immediately in front of you on the right hand side.

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

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