



The Smallholding Centre

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SA38 9AS

3 Bed Detached Bungalow

£275,000



Brynhaf, Ferwig Road , Penparc, Cardigan, SA43 1SA

****Reduced from £295,000 to £275,000**** Brynhaf is a 3 bed non estate detached bungalow located on the back road that takes you from Penparc to Ferwig/Mwnt and being just over 2 miles to the National Trust beach at Mwnt and just under 4 miles to Aberporth Beach. The bungalow has good sized gardens to the front, side and rear and has far reaching views over the surrounding countryside. In the property there is a kitchen, lounge with woodburner, 3 bedrooms, shower room, oil central heating, a studio / summer house in the rear gardens, a polytunnel and an attached garage with plenty of parking space in the front gardens. This is a superbly located property with just a handful of other properties in the vicinity whilst providing easy access to the popular beaches at Mwnt and Aberporth. Please note that this property is of Woolaway concrete panel construction with stone facing. NO FORWARD CHAIN.

Key Features

3 Bed Detached Bungalow

Attached Garage And Plenty Of Parking

Good Sized Gardens To Front, Side, Rear

Walking Distance To Main Bus Route

Far Reaching Views Over Fields

Just Over 2 Miles To Mwnt Beach

Summer House, Polytunnel & Solar Panels

Energy Rating: D

Ground Floor

Accommodation - Entrance via UPVC double-glazed door into:

Hallway - With radiator, built-in cupboard, door into:

Kitchen - 9' 8" x 12' 7" (2.95m x 3.85m) With UPVC double-glazed window to front and UPVC double-glazed door out to side, a good range of wall and base units, stainless steel sink/drain unit, washing machine, built-in dishwasher, integrated fridge, electric oven and hob with extractor over, tiled splash back, tiled flooring, radiator, access to loft space.

Lounge - 11' 0" x 15' 10" (3.37m x 4.85m) With sliding UPVC double-glazed patio doors out to rear, UPVC double-glazed window to the front, wood-burning stove set in brick-faced fire surround with oak beam, radiator.

Bedroom 1 - 8' 9" x 10' 11" (2.69m x 3.35m) With UPVC double-glazed window to the rear, radiator.

Bedroom 2 - 11' 0" x 11' 5" (3.37m x 3.49m) With UPVC double-glazed window to rear, radiator (this room is currently used as a dining room).

Master Bedroom - 11' 7" x 19' 2" (3.54m x 5.85m) With dual aspect UPVC double-glazed windows providing far-reaching views over beautiful unspoilt countryside towards Ferwig and Mwnt, 2 radiators.

Shower Room - With 2 frosted UPVC double-glazed windows to the front, low level flush WC, wash hand basin, double shower cubicle, chrome towel radiator, fully tiled.

Exterior

Attached Garage - With up and over door, power and lighting connected.

Externally - Entrance via a driveway to a parking area in front of the property with good sized lawned gardens to the front and rear. The rear gardens have a lovely studio/summer house and a polytunnel with far reaching views over the local countryside and beyond.

General Information - Viewings: Strictly by appointment via the agents, Houses For Sale in Wales or our sister company, The Smallholding Centre.

Tenure: Freehold

Services: Mains electricity, mains water, private drainage (septic tank), oil-fired central heating.

Council Tax: Band D, Ceredigion County Council.

Directions - From Cardigan, follow the A487 until come into Penparc. Proceed past the garage on your right and then take the next left turn towards Ferwig. Continue on this road for approx. 700 metres and the driveway entrance to Brynhaf is on your left hand side (coloured cream and dark green).

What3Words: ///snap.bogus.date

Google Co-ordinates: 52.10601657241294, -4.619338522534584



As You Arrive ...



Kitchen



Lounge



Lounge - Another View



Woodburner



Bedroom 1



Bedroom 2



Master Bedroom 3

Score	Energy rating	Current	Potential
92+	A		121 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Other View Of Master



Views From Master Bedroom



Shower Room



Rear Patio Area



Large Rear Gardens



Polytunnel



Rear Gardens



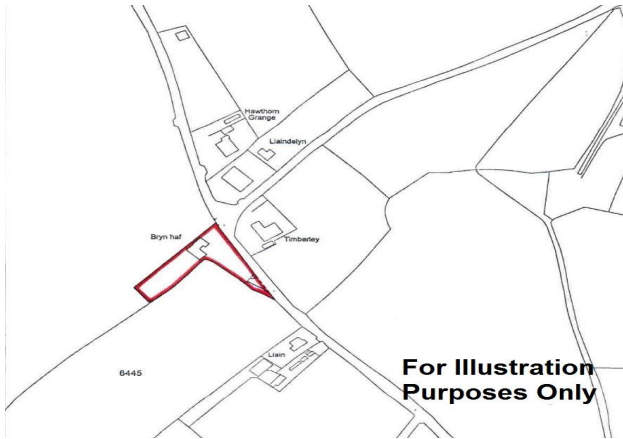
Summer House



Attached Garage



Aberporth Beach Just Under 4 Miles Away



Land Plan