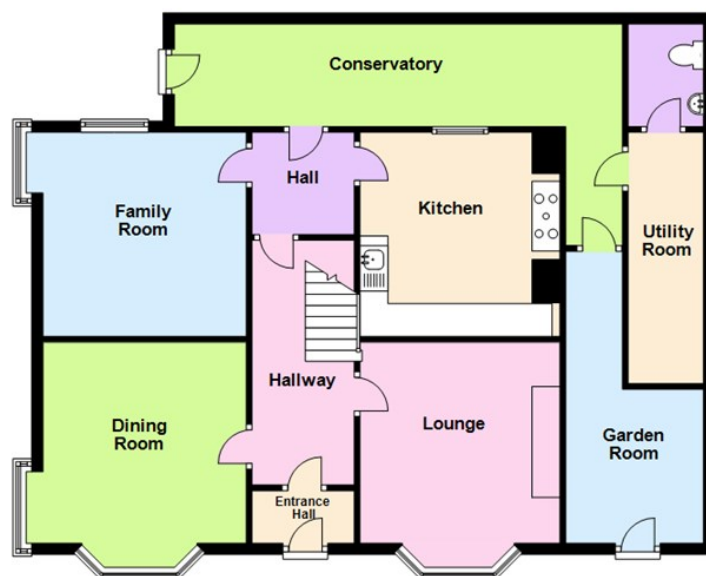
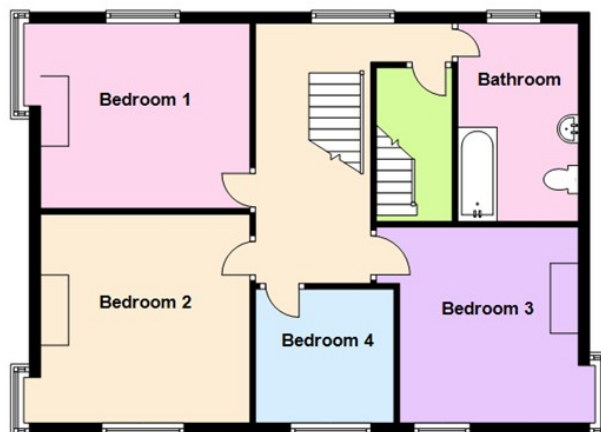


Ground Floor



First Floor



Second Floor



GENERAL INFORMATION  
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band F Ceredigion

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWWProps  
<https://www.facebook.com/westwalesproperties/>

We would respectfully ask you to call our office before you view this property internally or externally

AMS/LG/OK/24/09/21

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

1 Priory Street, Cardigan, Ceredigion, SA43 1BZ  
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

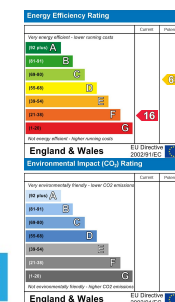


## Bronhawn Pontgarreg, Llangrannog, Llandysul, Ceredigion, SA44 6AR

- Period Detached House
- Enclosed Front Garden
- Conservatory
- Six Bedrooms
- Gas Central Heating
- Just 2 Miles To Llangrannog Beach
- Character Features
- Three Reception Rooms
- Dining Room
- EPC Rating; G

Offers In Excess Of £400,000

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**The Agent that goes the Extra Mile**





**\*\*VIRTUAL VIEWING VIDEO AVAILABLE\*\***

A well presented period property with beautiful character features throughout. The property is situated in the rural village of Pontgarreg just two miles to the popular coastal village of Llangrannog.

The property briefly comprises; an entrance hallway with original patterned tiles, lounge, and dining room both with feature fireplace and beautiful bay windows over looking the front garden, a family room, kitchen with matching wall and base units. There is a conservatory with door leading out to the side of the property, a utility room, WC and garden room. On the first floor there are four bedrooms, three of which are double and benefit from original fireplace' each one of them unique, and a bathroom. Stairs lead up to the second floor where there are a further two bedrooms.

Externally the property is approached via a tarmacadam driveway offering off road parking, and a garage. The enclosed garden is situated at the front of the property. There is a lawned garden which showcases a variety of shrubs and flower beds, low maintenance graveled area with summer house, and paved seating area. This garden offers the perfect spot to sit, relax and enjoy the countryside.

The village benefits from being a short drive from popular Ceredigion beaches such as Penbryn, Llangrannog, Cwmtedu and New Quay, which offers beautiful coastal walks and village amenities such as shops and cafes. It is situated 10.3 miles south of beautiful town of Aberaeron which is famous for its elegant, brightly painted town houses and offers amenities including a supermarket, various shops, pharmacy, places of worship, primary and secondary school, cafes, restaurants, craft shops and more. 12.2 miles south is the market town of Cardigan which offers amenities such as supermarkets, a primary and secondary schools, local shops, cafes, petrol filling station and more.



### Porch

3'1 x 6'05 (0.94m x 1.96m)

### Entrance Hallway

14'4 x 6'01 (4.37m x 1.85m)

### Lounge

11'9 x 12'3 (3.58m x 3.73m)

### Dining Room

11'7 x 11'09 (3.53m x 3.58m)

### Family Room

12'4 x 11'5 (3.76m x 3.48m)

### Kitchen

12'3 x 11'3 (3.73m x 3.43m)

### Conservatory

9'5 x 26'3 (2.87m x 8.00m)

### Utility Room

14'9 x 5'3 (4.50m x 1.60m)

### WC

5'5 x 4'5 (1.65m x 1.35m)

### Garden Room

17'3 x 8'9 (5.26m x 2.67m)

### Bedroom One

10'8 x 12'4 (3.25m x 3.76m)

### Bedroom Two

12'4 x 12'4 (3.76m x 3.76m)

### Bedroom Three

11'8 x 12'3 (3.56m x 3.73m)

### Bedroom Four

7'8 x 8'04 (2.34m x 2.54m)

### Bathroom

8'3 x 7'04 (2.51m x 2.24m)

### Bedroom Five

16'6 x 14'9 (5.03m x 4.50m)

### Bedroom Six

9'7 x 11'2 (2.92m x 3.40m)



### DIRECTIONS

From our Cardigan office head towards Llangrannog on the A487 for 11 miles, go through the village of Pentregat and turn left onto the B4321, continue along the road for approximately two miles, and take the next left, where you will see the property on your left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.