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## FOR SALE

**Brynarthen, Glynarthen, Llandysul, SA44 6PG**

A wonderful 2.5 acre smallholding in the small village of Glynarthen, Ceredigion. Glynarthen has the benefit of being just a few miles from a variety of Cardigan bay beaches including being just 4 miles from the beautiful coastal village of Aberporth. It is also less than 10 miles from the county town of Cardigan which has an excellent range of amenities. Brynarthen has a lot to offer prospective purchasers including a large detached house currently utilised as two dwellings (comprised of 5 bedrooms 2 being en suite, a bathroom, 2 kitchens and 3 receptions) and a detached self contained 3 bedroom barn. There are a variety of outbuildings, gardens and a paddock measuring approximately 1.75 acre.



**£379,500**

**Freehold**







## MEASUREMENTS / DESCRIPTION

**ACCOMMODATION** - The accommodation is split in to 3 self contained dwellings, Brynarthen, Brynarthen cottage and Brynteg. The owners have run the cottage and Brynteg as holiday accommodation and long term letting units over the last 20 years.

**BRYNARTHEN ENTRANCE PORCH - 4.75m (15' 7") x 2.15m (7' 1")** - Large entrance porch come utility room with plumbing for washing machine and plenty of space for other utilities, tiled floor. Conservatory style room with windows running the full length. Door to kitchen/diner.

**BRYNARTHEN KITCHEN / DINER - 5.07m (16' 8") x 4.92m (16' 2")** - A range of wall and base units with work surface, sink/drain, freestanding electric oven/hob/grill, plumbing for dishwasher, tiled splash back, window to side, double doors to living room, door to study, staircase to first floor, under stairs entrance door leading to Brynarthen cottage.

**BRYNARTHEN LIVING ROOM - 3.75m (12' 4") x 9.43m (30' 11")** - Large living room come sun room with double doors to the rear garden. Fireplace housing LPG fired stove, fitted carpet.

**BRYNARTHEN STUDY - 3.32m (10' 11") x 3.68m (12' 1")** - Window to the side, radiator, fitted carpet.

**BRYNARTHEN FIRST FLOOR LANDING** - Doors to 2 bedrooms each with en suites, storage closet, fitted carpet.

**BRYNARTHEN BEDROOM (WITH EN SUITE) - 3.24m (10' 8") x 3.73m (12' 3")** - Built in wardrobe unit, window to the side, radiator, door to En Suite bathroom measuring - 2.60m (8' 6") x 1.85m (6' 1") comprised of bath with shower attachment over, WC, wash hand basin, part tiled walls, window to rear, fitted carpet, radiator.

**BRYNARTHEN BEDROOM (WITH EN SUITE) - 4.04m (13' 3") x 2.93m (9' 7")** - Built in wardrobe unit, window to the side, radiator, airing cupboard with hot water tank, door to En Suite bathroom measuring - 1.92m (6' 4") x 1.49m (4' 11") comprised of bath, WC, wash hand basin, part tiled walls, window to rear, fitted carpet, radiator.



**BRYNARTHEN COTTAGE KITCHEN - 3.38m (11' 1") x 4.61m (15' 1")** - Private access via front door. Kitchen/diner with wall and base units, sink/drainer, plumbing for appliance, freestanding electric oven & hob, windows to the front and side, door to Brynarthen, door to living room.

**BRYNARTHEN COTTAGE LIVING ROOM - 4.92m (16' 2") x 3.66m (12' 0")** - Feature fireplace, window to side, double doors to side porch, staircase to first floor, fitted carpet.

**BRYNARTHEN COTTAGE FIRST FLOOR LANDING** - Fitted carpet, doors to 3 bedrooms and bathroom.

**BRYNARTHEN COTTAGE BEDROOM - 2.57m (8' 5") x 2.91m (9' 7")** - Window to side, fitted carpet.

**BRYNARTHEN COTTAGE BEDROOM - 2.34m (7' 8") x 3.77m (12' 4")** - Window to side, fitted carpet.

**BRYNARTHEN COTTAGE BEDROOM - 2.37m (7' 9") x 3.11m (10' 2")** - Window to fore, fitted carpet.

**BRYNARTHEN COTTAGE BATHROOM - 3.36m (11' 0") x 1.36m (4' 6")** - Bath with shower attachment over, WC and wash hand basin. Window to side, tiled walls, airing cupboard.



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**BRYNTEG LIVING ROOM - 4.45m (14' 7") x 2.94m (9' 8")** - With wood burning stove, door to kitchen/diner and inner hall with doors to 3 bedrooms. Fitted carpet.

**BRYNTEG KITCHEN - 2.76m (9' 1") x 2.96m (9' 9")** - With wall and base units, sink/drain, plumbing for appliance, part tiled walls, window to side. Tiled floor.

**BRYNTEG BATHROOM - 1.49m (4' 11") x 2.06m (6' 9")** - Bath with electric shower over, WC, wash hand basin, tiled walls and floor.

**BRYNTEG BEDROOM - 3.38m (11' 1") x 1.89m (6' 2")** - Window to side, fitted carpet.

**BRYNTEG BEDROOM - 3.37m (11' 1") x 2.66m (8' 9")** - Window to side, fitted carpet.

**BRYNTEG BEDROOM - 4.36m (14' 4") x 2.60m (8' 6")** - Window to side and rear, fitted carpet.

**EXTERNALLY** - The property is accessed via private driveway with off road parking for multiple vehicles.

The property is surrounded by lawned gardens bordered by a variety of mature shrubs, plants and trees. The house and gardens sit on approximately 0.75 acres of land.

There is a paddock with separate gated vehicular access from the road which totals approximately 1.75 acre. It is good pasture land which has been utilised in parts for growing fruit and vegetables. There are two polytunnels and a static caravan located at the top end of the field as well as a shed.

There are other outbuildings on the property including a large barn with adjoining garage, a detached single garage, an old Dutch barn and a couple of further sheds.

**SERVICES** - Mains electricity and water. Private drainage.

Brynarthen and Brynarthen Cottage are served hot water and central heating from an external oil fired boiler.

Brynarthen council tax band D

Brynarthen cottage council tax band C

Brynteg council tax band C

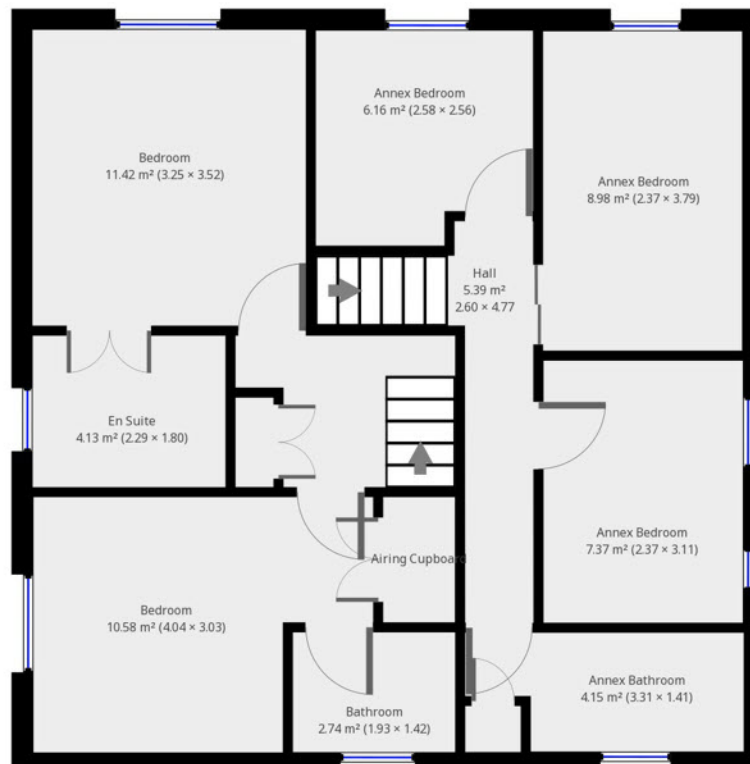
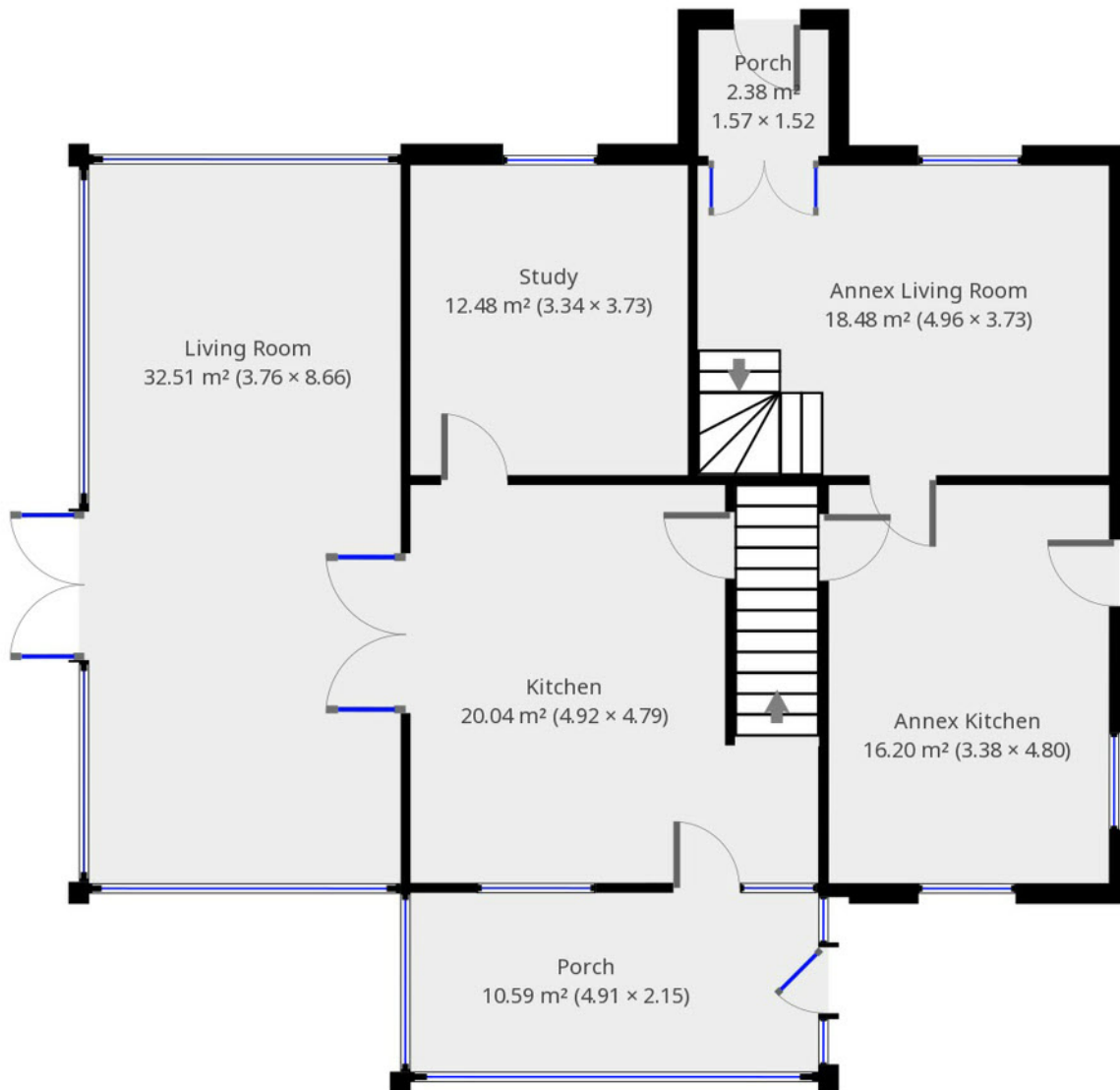
**PLEASE NOTE** - These property details in no way constitute an offer of contract. Floor plans, virtual tours and measurements are approximate and buyers should satisfy themselves on all aspects of size, layout, condition, access and planning matters. No services or appliances have been tested by Swift Sales & Commercials and it would be the responsibility of the purchaser to do so. Photographs may have been taken with a camera using a wide angle lens. Photographs may depict items which are not included in the sale of the property. Swift Property Services is the trading name of Swift Sales & Commercials Ltd - Company reg: 7238246

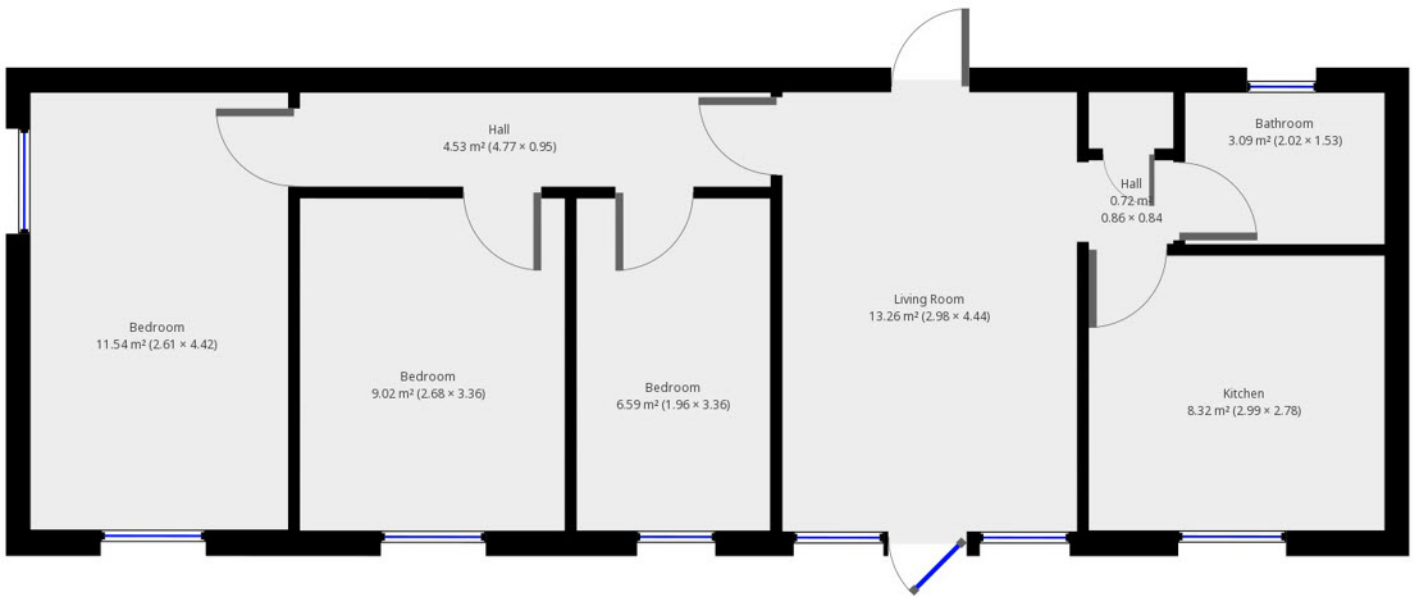
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# Energy Performance Certificate


**Brynarthen, Glynarthen, LLANDYSUL, SA44 6PG**

**Dwelling type:** Detached house      **Reference number:** 7308-8049-6235-5811-6934  
**Date of assessment:** 30 May 2019      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 03 June 2019      **Total floor area:** 141 m<sup>2</sup>

**Use this document to:**

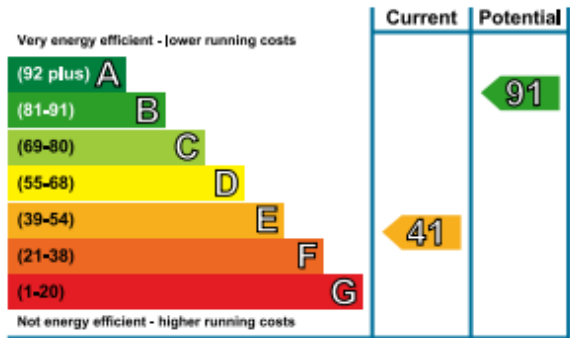
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,893</b>
<b>Over 3 years you could save</b>	<b>£ 2,094</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	
Heating	£ 4,173 over 3 years	£ 2,256 over 3 years	
Hot Water	£ 435 over 3 years	£ 258 over 3 years	
<b>Totals</b>	<b>£ 4,893</b>	<b>£ 2,799</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.