



## The Smallholding Centre

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Cardigan

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## 3 Bed Detached House

Offers in Region of

# £389,950



## Brynderw, Llwyndafydd Road Llwyndafydd, SA44 6BT

Brynderw is a very well presented 3 bedroom detached house situated around 1.5 miles from the beach at Cwmtydi Cove and on the edge of Caerwedros and Llwyndafydd villages. In the house there is an entrance hallway, lounge with woodburner, cloakroom, side conservatory / utility, attractive kitchen / diner, on the first floor there are three double bedrooms and a family bathroom with views over open farmland. Outside there are lawned gardens, plenty of off street parking with a detached garage. Brynderw provides a very comfortable family home and is perfect for those buyers wanting easy access to the local beach at Cwmtydi or the larger seaside town of Newquay just 3 miles away.

## Key Features

Superbly Presented 3 Bed  
Detached House

Just 1.5 Miles To Cwmtydi Beach

Detached Garage

3 Double Bedrooms

Off Street Parking

Lawned Gardens

New Windows Recently Fitted

Energy Rating: E



## Ground Floor

**Accommodation** - Entrance via UPVC double-glazed front door into:

**Front Porch** - With UPVC glazed panels, quarry-tiled flooring, glazed door into:

**Entrance Hall** - 12' 2" x 10' 0" (3.71m x 3.05m) A spacious reception hall with solid oak flooring, under-stairs storage cupboard, radiator.

**Lounge** - 16' 4" x 12' 4" (5m x 3.76m) With large UPVC double-glazed window, painted brick fireplace with multi-fuel stove set on a slate hearth, 3 decorative arched alcoves with lighting, exposed beams, radiator.

**Rear Hallway** - With solid oak flooring, door off to:

**Cloakroom** - With frosted UPVC double-glazed window to side, low level flush WC, wash hand basin, radiator.

**Conservatory / Utility** - 12' 5" x 7' 10" (3.81m x 2.39m) With UPVC double-glazed panels with "Alwitra" solid roof with stable-style door to outside. "Grant" oil-fired boiler serving the central heating.

**Kitchen / Dining Room** - 22' 2" x 11' 5" (6.78m x 3.48m) An attractive, good-sized room with dual aspect windows, the kitchen is divided from the dining area by an archway and has a good range of wall display cabinets and base units with work-surfaces over, stainless steel sink/drain unit, corner built-in stainless steel oven with LPG hob with cooker hood over, dishwasher, spot-lighting, tiled walls, tiled/oak flooring, 2 radiators.



Entrance Hall



Entrance Hall

## First Floor

**First Floor** - Accessed via staircase from the hallway and giving access to:

**First Floor Landing** - With built-in airing cupboard, doors to:

**Bedroom 1** - 14' 6" x 13' 1" (4.42m x 4m) With window to side giving pleasant views to the rear, a range of built-in cupboards and wardrobes, radiator.

**Bathroom** - 14' 4" x 6' 7" (4.39m x 2.01m) With UPVC double-glazed window to side with views over farmland, panelled bath, pedestal wash hand basin, low level flush WC, corner shower cubicle with "Mira" shower fitted, extractor fan.

**Bedroom 2** - 12' 0" x 10' 11" (3.66m x 3.35m) With windows to the front and side, built-in cupboards & wardrobes, radiator.

**Bedroom 3** - 9' 6" x 8' 7" (2.9m x 2.62m) With window to the front, radiator.



Lounge



Other View Of Lounge

## Exterior

**Externally** - Brynderw is approached from a country lane via a double-gated entrance driveway leading to a tarmac courtyard area providing plenty of parking and access to the detached garage. There is a stone-walled forecourt area with a range of mature shrubs.

To the side there is a good sized lawned area with mature hedge

boundary with mature flower borders and ornamental trees. There is also an aluminium greenhouse.

Located behind the garage is a "secret" garden which has lawned areas as well as mature trees and shrubs.

There is an open-fronted block/timber built outbuilding which is currently used as a wood store but could be used for a variety of other purposes. There is also an oil-storage tank. There is outside lighting and 2 outside taps.

**Detached Garage - 17' 1" x 10' 2" (5.23m x 3.12m)** With up and over door, side pedestrian door, power connected.

**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, mains drainage, oil-fired central heating.

Council Tax: Band F, Ceredigion County Council.

**Directions** - From Cardigan, take the A487 coast road towards Aberaeron. Proceed through the villages of including Brynhoffnant, Pentregat and Plwmp. Continue until you see a bus shelter & church and then cross-roads. Turn left at the cross-roads sign-posted Caerwedros. Follow this road into the village of Caerwedros drive straight through the village, passing the village hall on the right-hand side until you come to a T-junction where you will see the Pea Pod Craft shop on the left (Green Building). Turn left and Brynderw is the first property on the left, directly behind the Pea Pod building.

Google Co-ordinates: 52.17680058269937, -4.376223723234003

What3Words:///pizzas.tank.mouths



Kitchen



Kitchen / Diner

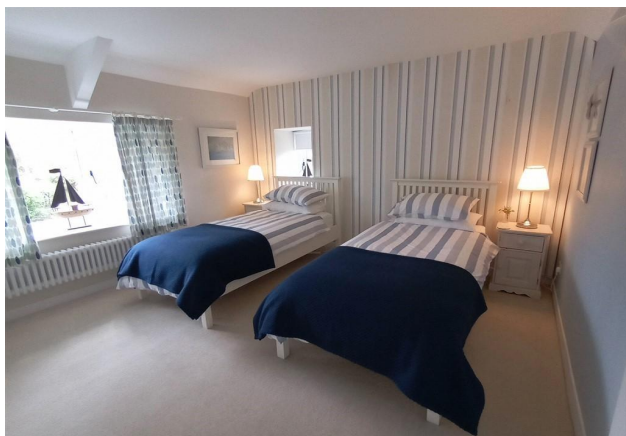


Dining Area



Bedroom





Bedroom 2



Other View Of Bedroom 2



Bathroom



Bathroom - View 2



View Over Fields From Bathroom



Master Bedroom 1



Other View Of Master Bedroom



Gardens And Garage



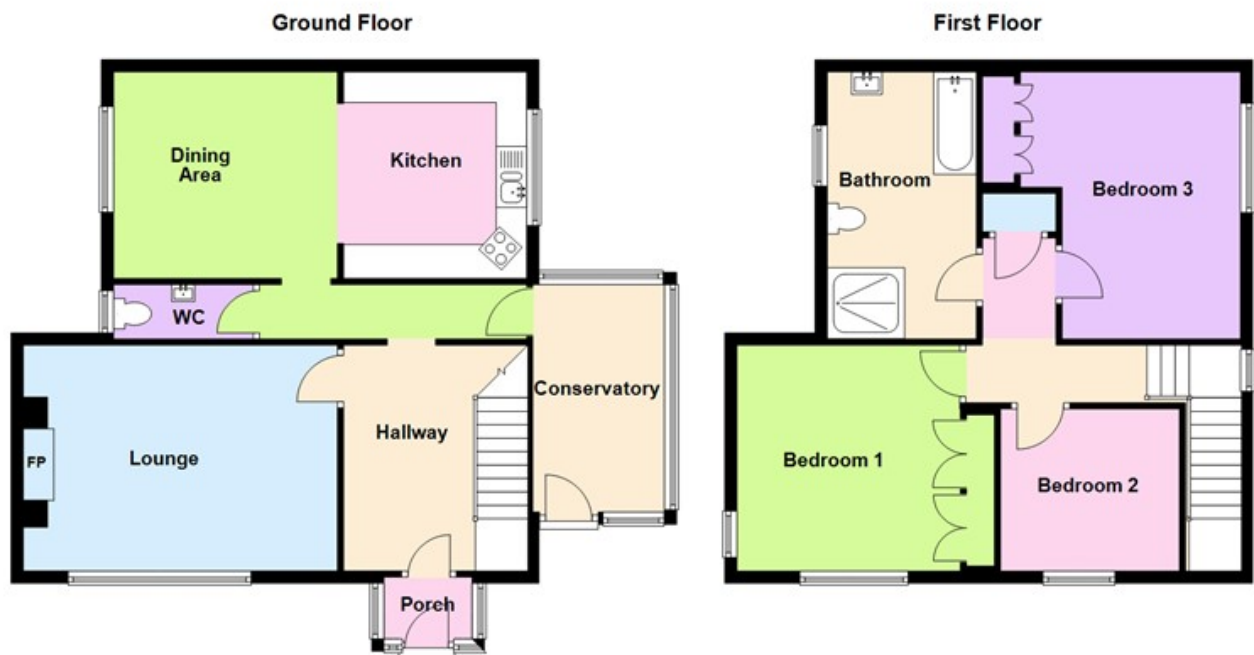
Detached Garage



1.5 Miles To Cwmttydi Beach



# Floorplans



Brynderw

# Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		