Brynhyfryd , Nebo
Llanon Ceredigion SY23 5LJ
No onward chain £245,000

ALED ELLIS

Charming detached thatched roof cottage
perfectly positioned to enjoy spectacular and far reaching views towards the Cardigan Bay coast and the Cambrian mountains.

The property currently provides for one double bedroom accommodation and adjoining annex where there is open plan living with a crog loft which could be used as an additional source of income taking advantage of the fine coastal location for holiday letting purposes.

Brynhyfryd is set in a good size plot with pretty cottage style gardens, summer house and nicely positioned seating areas to take in the fabulous views.
Local amenities are available at the nearby villages of Cross Inn and Llanrhystud which include general stores, primary school, nursery and public houses. The pretty Georgian harbour town of Aberaeron is approx. 7 miles away. Also centrally located for the larger university towns of Lampeter and Aberystwyth being approx. 11 and 13 miles distance respectively.

TENURE:
Freehold

SERVICES:
Mains electricity and water. Private drainage.

Council Tax
Band 'C' - amount payable 2018/2019 = £1313.07

VIEWING:
Strictly by appointment with the selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

Brynhyfryd provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

FRONT ENTRANCE DOOR TO

OPEN PLAN LIVING ROOM/ KITCHEN
16'2 x 15' (4.93m x 4.57m)

LIVING ROOM AREA

with free-standing Efel oil burning stove (room heater). Recess cupboards to each side with shelving. Exposed wooden floor / tiled flooring. Sash style window to fore with secondary glazing. Vaulted timber panelled ceiling, exposed beams. Telephone point.

KITCHEN AREA

comprising enamel sink with mixer tap, worktops and shelving. Falcon cooking range – double oven and gas hob. Cooker point. Door to

BEDROOM
8'11" x 15'1" max dim (2.74m x 4.62m max dim)

Room being L shaped in nature, secondary glazed sash window to fore. Elevated storage area. Exposed beam. Night storage heater. Latched door to

BATHROOM
6'4 x 9'5 (1.93m x 2.87m)

comprising panelled bath, low level flush wc and pedestal wash hand basin. Shower cubicle, airing cupboard with shelving and copper hot water cylinder. Creda wall mounted fan heater and Manrose extractor fan. Exposed wooden floor. Obscured window. Access to loft.

THE ANNEX

FRONT ENTRANCE DOOR TO

OPEN PLAN KITCHEN/ LIVING ROOM
The accommodation is L shaped in nature with traditional slate flooring throughout and exposed beamed ceiling

KITCHEN AREA
9'9 x 8' (2.97m x 2.44m)

comprising hand made worktops with units and appliance spaces below. Belfast sink with mixer tap with stainless steel splash backs. Shelving, plumbing for automatic washing machine and spot lights.

PADDLE STAIRS TO CROG LOFT

LIVING AREA
16'3 x 8'6 max (4.95m x 2.59m max)

With double glazed window to fore and triple glazed windows to the side. Modern ‘Heat Store’ electric radiators, stable hardwood door to rear and barn style sliding door to

SHOWER ROOM
7'7 x 5'7 (2.31m x 1.70m)

comprising enamel wash hand basin set in vanity unit, low level flush and soft close seat wc, double shower enclosure with Mira shower, slate floor, fully metro tiled walls, heated towel rail and LED ceiling lights

CROG LOFT / SLEEPING PLATFORM

7'9 x 8'8 (2.36m x 2.64m)

Exposed beams and wooden floor. Two double sockets and stylish lighting.

EXTERNALLY

The property is approached via double gated vehicular access with private parking area to fore. Brick path leads along the front of the property. The drive is boarded by mature hedging and planted area and leads to the pretty cottage style gardens with summer house (6' x 9'), small orchard and patio seating area.

The rear garden has a private patio area, greenhouse, fruit cage and kitchen garden. Raised lawn surrounded by mature trees and shrubs.
Oil tank, outside tap with outside lighting and side gate.

DIRECTIONS

From Aberystwyth take the A487 coastal trunk road south for approximately 9 miles to Llanrhystud. At the bridge turn Left onto the B4337 Lampeter road and proceed towards Nebo. Passing the Fantasy Farm on your right hand side, over the bridge and heading back up the hill, Brynhyfryd can be seen on your right hand side.

EPC - Main house

Energy Performance Certificate

HM Government

Brynhyfryd, Nebo, LLANON, SY23 5LJ

Dwelling type:	Semi-detached bungalow	**Reference number:**	0403-2840-7823-9291-0881
Date of assessment:	10 February 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	16 February 2019	**Total floor area:**	46 m²

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

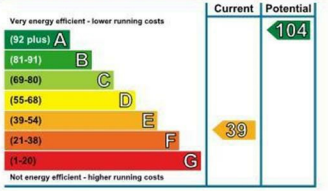
Estimated energy costs of dwelling for 3 years:	**£ 3,588**
Over 3 years you could save	**£ 1,905**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 150 over 3 years	You could save £ 1,905 over 3 years
Heating	£ 2,640 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 723 over 3 years	£ 429 over 3 years	
Totals	£ 3,588	£ 1,683	

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.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,089
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 219
3 Low energy lighting for all fixed outlets	£15	£ 57

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

EPC - Annex

Energy Performance Certificate

HM Government

Annex, Brynhyfryd, Nebo, LLANON, SY23 5LJ

Dwelling type:	Semi-detached bungalow	**Reference number:**	8406-5806-8229-6497-0213
Date of assessment:	10 February 2019	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	16 February 2019	**Total floor area:**	26 m²

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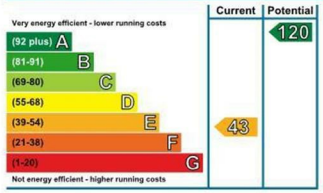
Estimated energy costs of dwelling for 3 years:	**£ 2,571**
Over 3 years you could save	**£ 1,560**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 81 over 3 years	£ 93 over 3 years	You could save £ 1,560 over 3 years
Heating	£ 1,986 over 3 years	£ 540 over 3 years	
Hot Water	£ 504 over 3 years	£ 378 over 3 years	
Totals	**£ 2,571**	**£ 1,011**	

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



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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 816
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 225
3 High heat retention storage heaters and dual immersion cylinder	£800 - £1,200	£ 444

See page 3 for a full list of recommendations for this property.

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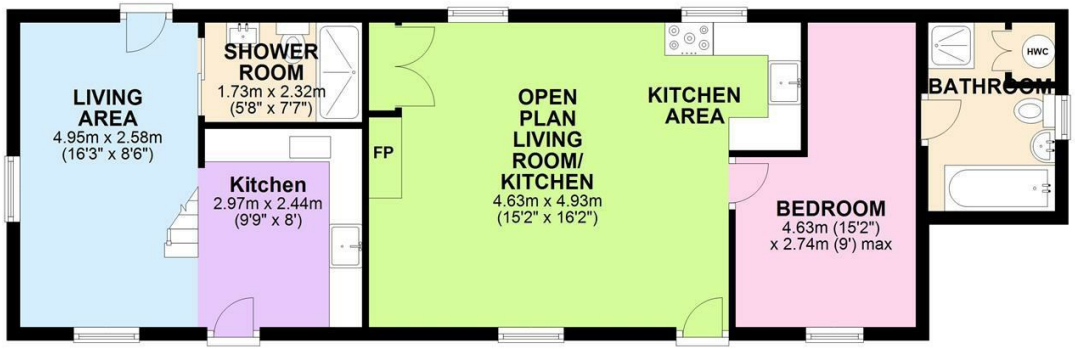
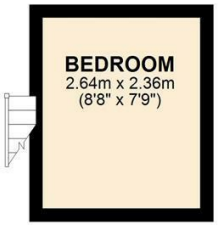
Ground Floor

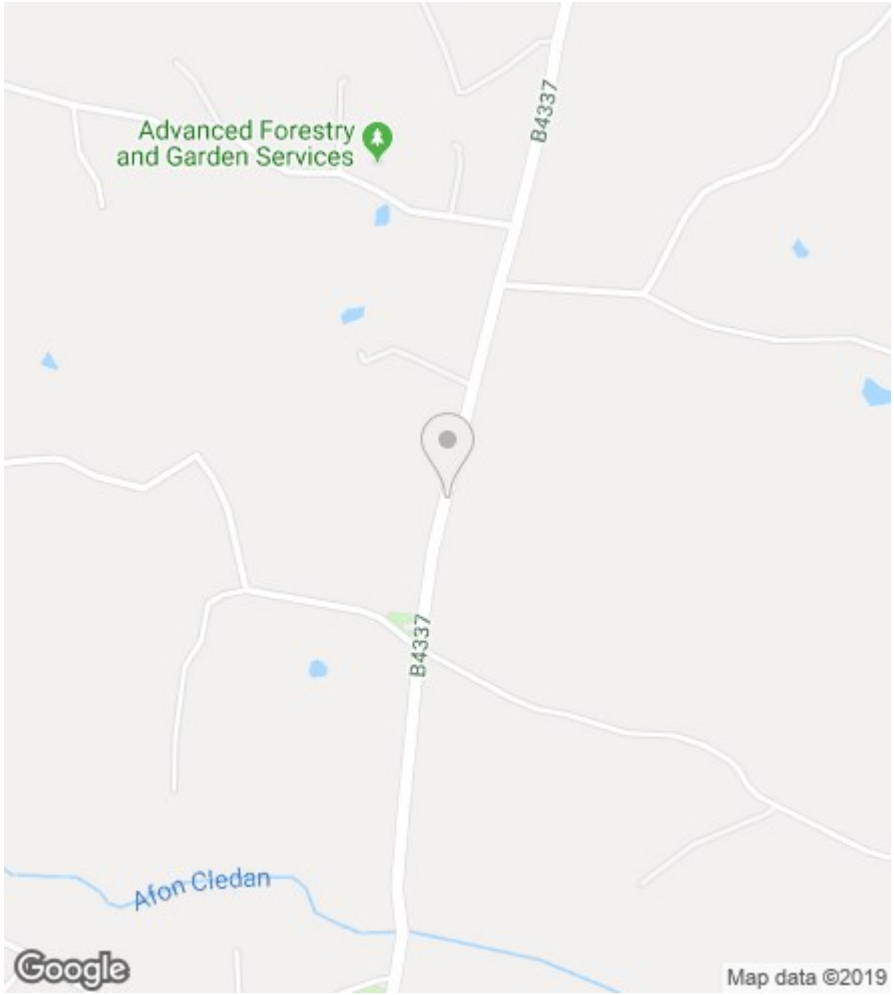


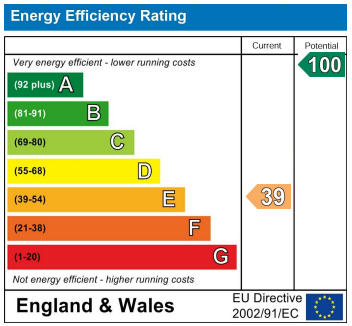
First Floor

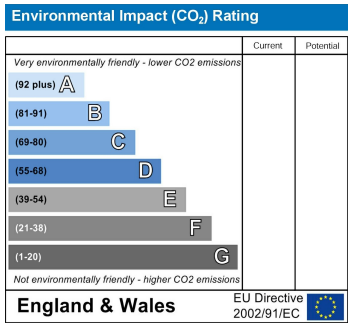


The Floor plans are for guidance only.
Plan produced using PlanUp.

Brynhyfryd, Nebo, Llanrhystud







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