



CARDIGAN
BAY
PROPERTIES

EST 2021

1 Heol-Y-Garreg, Llangrannog, SA44 6AT

Offers in the region of £175,000





1 Heol-Y-Garreg, Pontgarreg, SA44 6AT

Offers in the region of £175,000

- Semi-detached bungalow
- Popular coastal village of Pontgarreg
- Ex local authority property
- 1.8 Miles to Llangrannog Beach and coast
- Solar panells
- 2 Bedrooms
- Corner plot with rear garden
- Cul-de-sac location
- 13 miles to Cardigan Town
- EPC Rating : C

About The Property

A very well-presented, semi-detached 2-bed bungalow, set in the picturesque coastal village of Pontgarreg, only 1.8 miles from the ever-popular coastal village of Llangrannog, with its sandy coves and cosy village pubs, cafes, village shop and all within each reach of the Ceredigion Coastal Path in this very popular part of Cardigan Bay in West Wales. The market town of Cardigan is only 11 miles away with all the amenities of a larger town.

Benefiting from being on a corner plot, there is a gated entrance and a path to the front door and path and gated entrance to the side of the property. The bungalow is accessed via a canopy area, which opens into the entrance hall, with ample storage cupboards to the side and to the back of the hallway, and doors to; bedroom two, to the front, which is a single room, the hallway also accesses bedroom one which is a generous-sized double that again overlooks the front. The modern shower room is fitted with a double shower, w/c and vanity wash hand unit with storage below, and a mirror with light and is heated, this also benefits from the wall and floor being tiled.

The living room has a feature fireplace, and a large window overlooking the rear garden. The kitchen, with built-in wall and base units, with a washing machine, an oil boiler, an electric cooker with hob, and a stainless steel sink with a drainer overlooking the rear garden, the kitchen also benefits from a useful cupboard and a side door to access the patio area outside.



Externally

The bungalow can be accessed by either metal gates, the front has a paved pathway leading you to the front door, with a gravelled rockery to the right with a range of flowers and shrubs, the paving continues around the side of the bungalow, with a lawn area and mature shrubs around the border, in front of the enclosed boundary wall, the side also has a gated entrance, paved patio area and flows onto the rear garden. The rear garden has wooden boundary fencing, a

lawn, a garden shed, and a feature circular paved patio area ideal for alfresco dining.

This is a lovely bungalow in a beautiful coastal location, offering a great opportunity to live within a village community while being close to the sea.

Hallway

11'5" x 10'3" (I shape max)

Lounge

12'5" x 12'2"

Kitchen

14'2" x 10'6"

Bedroom 1
12'11" x 9'4"

Bedroom 2
9'10" x 6'9"

Shower Room
7'10" x 4'10"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: C, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this property.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps. PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))
MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability or please check

OfCom here -

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

VIEWING INFORMATION: This property is an ex-local authority property located in a cul-de-sac

TR/TR/11/23OK/TR

















DIRECTIONS:

From Cardigan, head northwards along the A487 until you reach the village of Brynhoffnant. In the village, turn left onto the B4334 heading towards Llangrannog. Drive for about a mile and go down the hill. About halfway down you will come to a crossroads, turn right here heading for Pontgarreg and the Urdd Centre. Carry on along this road until you reach the village sign for Pontgarreg. Carry on following dropping down into the main part of the village, the cul-de-sac is located on the left, and No1 is the first property on the left denoted by our for sale board

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | 76 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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