



Limar, Cardigan, SA43 2JT
Offers in the region of £325,000



Limar, Tanygroes, SA43 2JT

- Detached bungalow with fantastic views to the front and sea views to the rear
- The garage is spacious with a pit, electricity, high double doors to suit a campervan/boat/mechanic
- Family-sized kitchen/diner with utility room
- Front and rear lawn gardens with additional vegetable and flower beds
- Just under 2 miles from Tresaith beach and approx. 7 miles to Cardigan
- Three bedrooms with built-in wardrobes
- Spacious sun conservatory overlooking open fields to front
- Lounge with logburner and patio doors to front garden
- Gated tarmac driveway with parking for multiple vehicles
- EPC : D

About The Property

This detached bungalow takes in far-reaching countryside views across the Preseli mountains, located along a country lane at the edge of the village of Tanygroes, with the sea visible in the distance to the rear. Just under two miles from Tresaith beach and a short drive to Cardigan, the property combines rural surroundings with a shop nearby for convenience. and at the end of the road you have the bus service.

The front is accessed via a gated tarmac driveway with room for several vehicles. A small patio area sits next to the conservatory, while the rest of the front garden is mostly lawn, giving it an open feel.

The conservatory is the first room through the door – and with countryside views stretching out ahead, it's a good spot to sit and take in the changing light or to use as an extra reception and is great for further dining for extended family. From there, a door leads into the hallway, which connects the main parts of the bungalow.

The cosy, spacious lounge features a log burner within the fireplace as its main focal point, while patio doors open straight into the front garden.

The modern kitchen/diner is designed with everyday use in mind. Matching wall and base units give a clean, practical finish, and there's room for a family dining table. There is also a pantry cupboard in the kitchen. A utility room sits just off the kitchen, offering additional storage and a side door leading out of the property, handy for unloading shopping or dealing with muddy boots after a walk, with space for a washing machine, and it also has a basin.

All three bedrooms are accessed from the hallway. Two are doubles, and all include built-in wardrobes – a useful feature that frees up floor space for furniture or home office setups. The spacious bathroom is well-proportioned and includes both a bath and a separate shower, a w/c, an electric towel rail and a wash hand basin.

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Continued:

The rest of the front garden is mostly lawn, giving it an open feel. it benefits from countryside views and privacy. The rear garden can be reached from either side of the bungalow. Again, most of the space is laid to lawn, but the top section includes flower and vegetable beds, with enough room to grow some produce or establish a few borders. A shed sits to one side, which is ideal for a potting shed/greenhouse and it also has water to the shed, the boundary fencing gives a clear separation from the surrounding

fields.

One of the standouts here is the detached double garage/workshop. Equipped with power, lighting, water and a car inspection pit ideal for a mechanic, it can fit a caravan or a motor home, it adds value for anyone needing extra workspace or storage. Whether for hobbies, projects, or secure parking, it's a flexible addition that makes the property more versatile, with large sliding doors. To the rear of the garage is a handy storage room and an additional covered open-fronted

area which could be used as a log store

This home ticks the boxes for those looking for a single-level layout, outdoor space, and views that stretch beyond the garden fence.

A lovely home near the coast.

Front Porch

4'8" x 3'4"

Conservatory

16'8" x 10'11"

Front Hallway

15'9" x 5'0"

Lounge

17'1" x 14'4"

Dining Area

16'7" x 10'6"

Kitchen Area

19'8" x 7'10"

Side Porch/Utility Room

8'8" x 7'10"

Inner Hallway

18'4" x 3'8"

Bedroom 3

11'1" x 9'8"

Bedroom 2

12'5" x 11'4"

Bedroom 1

11'2" x 11'1"

Family Bathroom

10'11" x 8'7"

Double Garage/Workshop

24'11" x 21'11"

Storage room

15'11" x 11'3"

Potting Shed

12'4" 8'3"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)
THAT THIS PROPERTY BENEFITS FROM THE
FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage, cesspool

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and
central heating, log burner in the lounge

BROADBAND: Connected - Standard *** eg -
up to 2 Mbps Download, up to 0.3 Mbps
upload *** cable - 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 INTERNAL: 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/))

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that there are no planning applications in the immediate area that they are aware of.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The seller has advised that there are none that they are aware of as this area is not in a coal or mining area.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the

gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC – these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. this property has a cesspool that the owner has informed us has been emptied once/twice a year.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

GENERAL NOTE: 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.

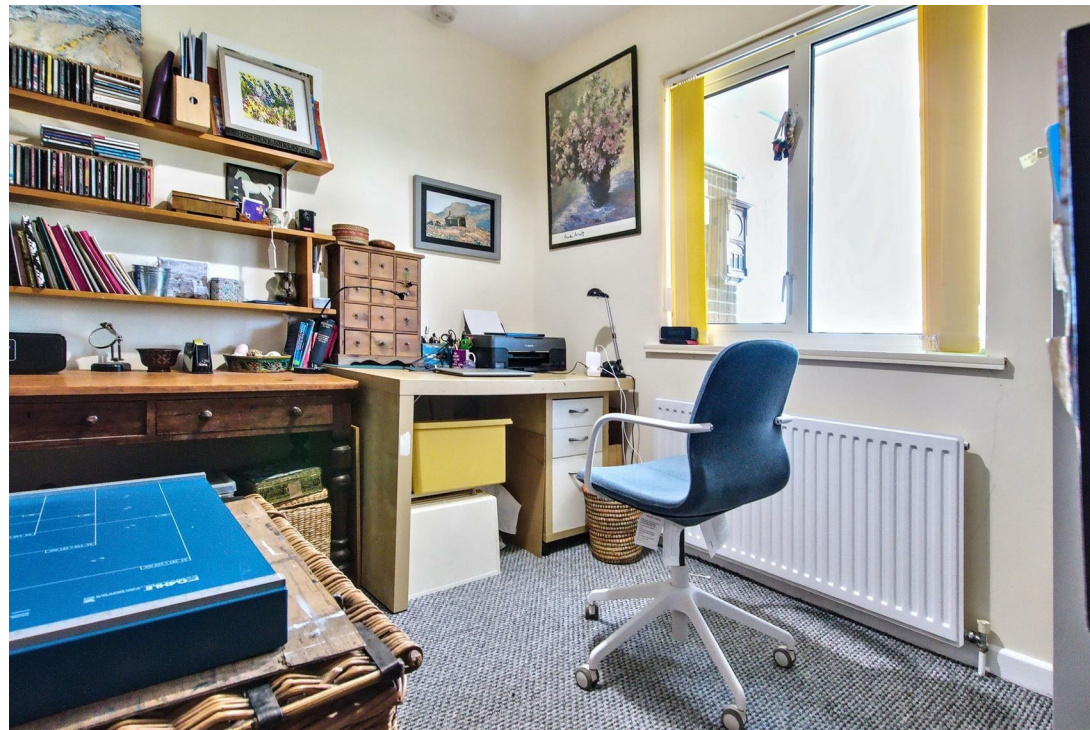
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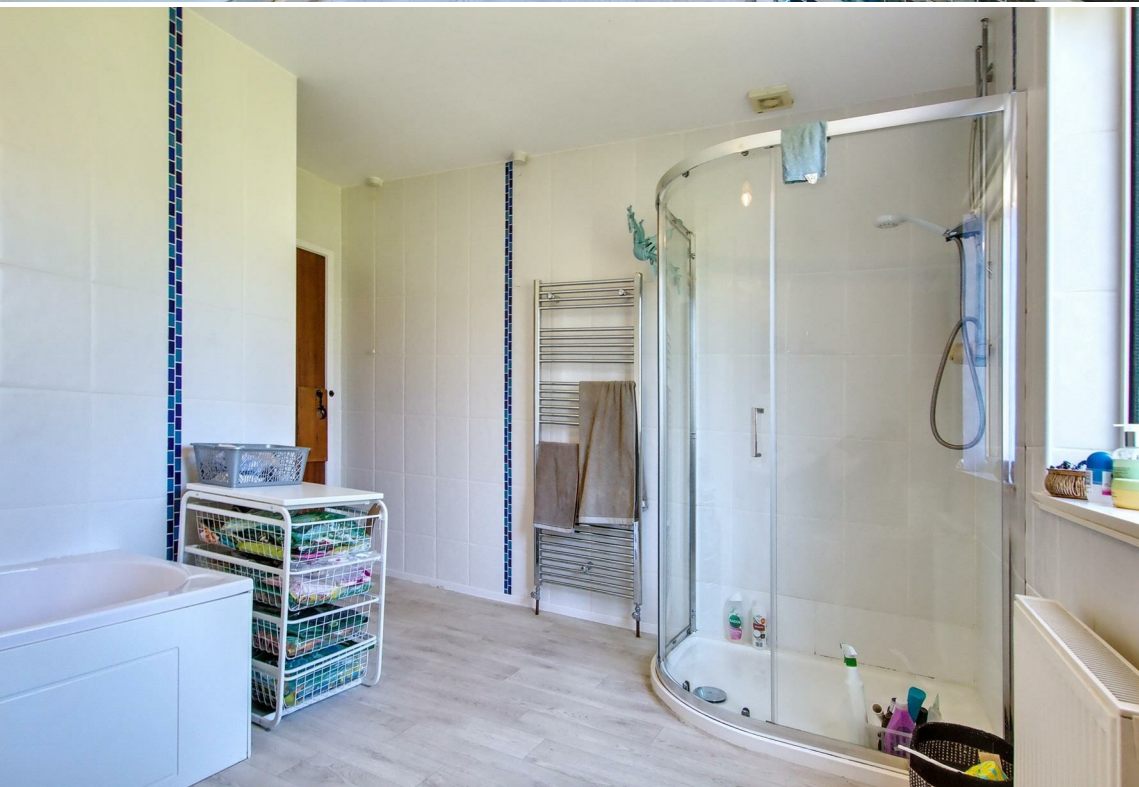




DIRECTIONS:

From Cardigan head north along the A487 towards Aberaeron until you reach the village of Tanygroes. Continue into the village, passing a petrol filling station and supermarket on your left and take the right hand turning opposite the chapel on your left.

Proceed along this road for approximately 0.3 miles and the property is located on the left-hand side, denoted by our for-sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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