

CARDIGAN
BAY
PROPERTIES
EST 2021

Pengarth, Llysonnen, Boncath, SA37 0HY

Offers in the region of £265,000

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Pengarth, Llysonnen, Blaenffos, SA37 0HY

Offers in the region of £265,000

- Detached three-bedroom bungalow - No Chain
- Opposite the village shop and on a bus route
- Lounge with gas fire and patio doors
- Integral garage with WC
- Wrap-around garden and rear patio
- Village location in Blaenffos, near Crymych
- Original 1980s kitchen and bathroom
- Kitchen/diner with utility room
- Off-road parking for two to three vehicles
- Energy Rating: F



About The Property

Looking for a detached bungalow with genuine 1980s character and no onward chain, a village shop opposite and scope to modernise over time? This three-bedroom home in Blaenffos offers off-road parking, an integral garage and convenient access towards Crymych, Cardigan and Cardigan Bay in West Wales.

This detached three-bedroom bungalow is located in the semi-rural village of Blaenffos, near Crymych, in West Wales. Positioned at the head of a small cul-de-sac just off the A478, the property sits opposite the village shop and benefits from being on a regular bus route, making day-to-day life surprisingly convenient for a village setting. The location also allows straightforward access towards Cardigan and the wider Cardigan Bay coastline.

Built in the early 1980s, the bungalow remains largely as originally fitted, including the kitchen and bathroom. These have been exceptionally well maintained over the years and remain fully functional, while also offering clear scope for modernisation for those wishing to update the property to suit contemporary tastes. The appeal here lies in the honesty of the home — solid, well cared for, and ready for the next chapter.

The entrance hall provides access to all the principal rooms and includes a useful airing cupboard housing the hot water tank and LPG gas-fired Worcester boiler. The lounge is a comfortable, well-proportioned room with a gas fire set within a stone surround. Patio doors open onto the side lawn, giving the room a pleasant connection to the outside and offering potential for a conservatory or extended seating area, subject to any necessary consents.

Details Continued:
The kitchen/diner retains its original 1980s fittings, including base units, space for an under-counter fridge, a Tricity ceramic electric hob and an eye-level Tricity double oven and grill. There is space to the front of the room for a kitchen table, making it a practical everyday space. While many buyers may wish to replace the kitchen over time, the condition and nostalgia attached to this well-preserved original is genuinely appealing. A door leads through to the utility room, which includes a sink, useful storage cupboards and an additional gas hob. From here, doors open to the rear patio and into the integral garage.

The garage is fitted with an up-and-over door and offers space to park one vehicle, along with attic access and a former coal store which is no longer in use. It also includes a WC fitted with the original pink suite, comprising a toilet and wash hand basin.

Back in the hallway, doors lead to three double bedrooms, all offering space for wardrobes and enjoying windows overlooking the side or rear of the property. The family bathroom is fitted with the original avocado suite and includes a bath, separate shower, wash hand basin and WC.

Externally:
Outside, the property enjoys a private tarmac driveway providing off-road parking for two to three vehicles and leading directly to the integral garage. Mature hedging runs along one side, with a stone wall to the front, and a lawned garden wraps around from the front to the side of the bungalow. Paths lead to the front

door and around both sides of the property to the rear. The side garden borders the main road, separated by a raised bank between the pavement and grass verge. This area has not been fenced by the current owners but could be enclosed if additional privacy was required.

To the rear is a patio area which also houses the LPG gas tank and is enclosed by fencing. One small section of fencing remains to be completed, and the owners have confirmed this will be finished prior to a sale being finalised.

Overall, this is a well-kept bungalow in a practical village location, offering space, potential and easy access towards Cardigan Bay and the surrounding areas of West Wales.

Early viewing is recommended to appreciate both the condition and the opportunity this property offers.

INFORMATION ABOUT THE AREA:
The village of Blaenffos sits in a convenient position in West Wales, just outside Crymych and within straightforward reach of the larger market town of Cardigan. Well known locally for its strong sense of community, Blaenffos offers everyday practicality with a village shop, regular bus services and good road links along the A478. The surrounding countryside gives a rural feel, while the beaches and coastal scenery of Cardigan Bay remain easily accessible, making it a popular choice for those looking to balance village living with wider connectivity across West Wales.

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.

Hallway
34'11" x 5'9" max - s shaped

Lounge
16'10" x 15'1"

Kitchen/Diner
10'0" x 19'10"

Utility
7'10" x 10'10"

Integral Garage
17'5" x 19'10" max - I shaped

WC
5'7" x 2'11"

Bedroom 1
11'9" x 12'11" max

Bedroom 2
11'11" x 12'10"

Bedroom 3
10'9" x 9'8"

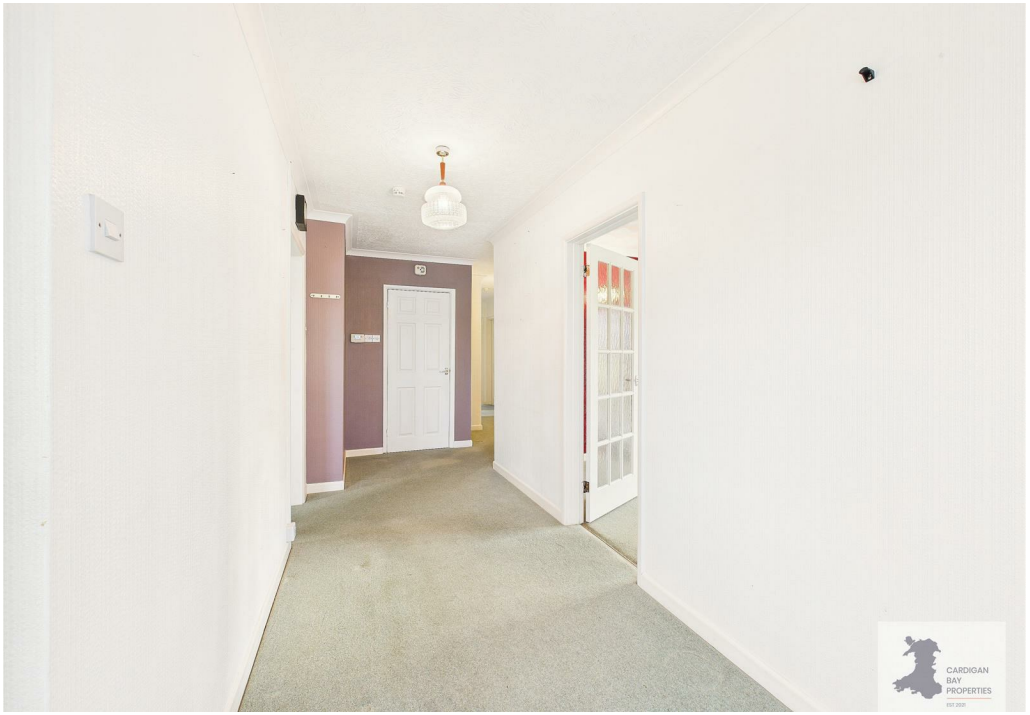
Bathroom
6'10" x 9'4"

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

COUNCIL TAX BAND: E - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (LPG) boiler servicing the hot water and central heating
BROADBAND: Not Connected - TYPE - Superfast / Standard available in the area with speeds up to 1800 Mbps Download, up to 220 Mbps upload - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)









BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: The seller has advised that there are none that the property is to be used as a private residential dwelling only, not to run a business, profession or occupation from there other than a registered medical or dental practitioner. No shed to be built in the front garden at all, and no tool or garden shed to be built without consent from the original developer or his surveyor. You cant cause any nuisance, annoyance or cause damage or injury to your neighbours. You cant keep any pigs, pigeons, poultry, rabbits or any offensive or dangerous animals at the property. You cant keep a caravan at the property. You cant excavate the foundations or the sewage, drainage or water pipes. And no advertisement boards (except for sale boards) to be erected at the property.
RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location
PLANNING PERMISSIONS: The seller has advised that there are no 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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. The property is in need of modernisation, it is at the entrance of a small cul-de-sac on the side of the main A478. There is no fencing between the house garden and the pavement/grass verge, but nothing stopping you putting one up if you want one, it is your responsibility to maintain these boundaries running alongside the roads. There is some fencing at the bottom of the garden which needs completing, the owners inform us that the new fence type will be agreed mutually between the new owners and the owners of the property next door and the cost of this will be shared between both properties. Broadband is not connected but is available in the village. The owners have informed us that the consumer unit was changed, new bond to gas and water, new tails and earth to DNO head, all done in 2025

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.

HW/HW/02/26/OK







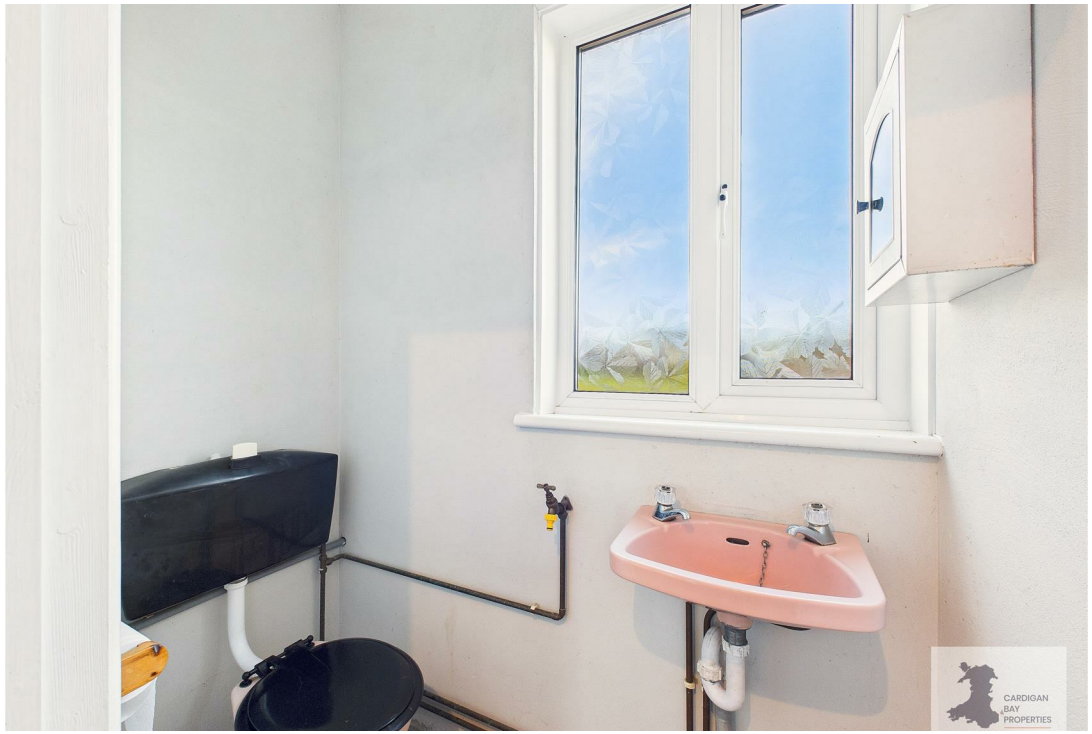















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DIRECTIONS:

From Cardigan head out on the A478 towards Tenby and Crymych and follow this road until you reach the village of Blaenffos. As you go through the village you will see a village shop on the right hand side, directly opposite is the entrance into the cul-de-sac, turn left here and the property is immediately on the right hand side, the first property. What3Words: ///hamsters.jumps.view









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		47
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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