



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Pilbach Uchaf, Bettws Ifan, Llandysul, SA44 5RR

Offers in the region of £475,000









# Pilbach Uchaf, Bettws Ifan, Rhydlewis, SA44 5RR

- Character cottage
- 2 Paddocks
- 10 minutes drive to beach
- 3 Bedrooms
- Cottage garden & vegetable beds
- Set within approx 1.6 acres
- Spacious lounge with multi fuel stove
- 15 mins drive to Cardigan & Newcastle Emlyn
- Workshop & outbuilding
- EPC rating ; D

## About The Property

This 3-bedroom beautiful character cottage set within 1.6 acres, including two paddocks which could be perfect for horses/ponies etc, glamping/camping options stpp or creating a larger garden space, is situated in the rural village of Bettws Ifan, within easy driving distance to the pretty sandy beaches along the west Wales coastline of Cardigan Bay and to the market towns of Cardigan and Newcastle Emlyn with all the local amenities these towns have to offer. The village also benefits from its own bakery, a popular village hall and the secondary school's bus pick-up points.

You step inside to the entrance porch and into the hallway, there are doors off to the kitchen, family bathroom, the stairs to the first floor and onto the lounge, upon entering the lounge you are greeted by the warmth of exposed stone walls and a cosy wood burning stove, creating a perfect setting for relaxing evenings. The dining room/sunroom is accessed from the lounge, this is a delightful space with Velux windows and French doors leading out to the rear garden, allowing natural light to flood the room.

The spacious kitchen is a chef's dream, featuring a range of base and wall units, space and plumbing for a washing machine or a dishwasher, an oil-fired Rayburn and plenty of space for a dining table, a door to the rear garden, a sink with a double drainer, and access to the pantry/utility room which has built-in shelving and space and plumbing for a washing machine.

On the first floor, there is a landing that splits into two, to the left the master bedroom is a spacious retreat featuring an ensuite shower room and a charming A-frame ceiling, adding a touch of elegance to the room. and to the right of the landing are doors off to the second and third bedrooms, which are equally enchanting with exposed beams and A-frame ceilings, the master bedroom and bedroom 2 also benefit from storage cupboards.

Offers in the region of £475,000



Externally;  
There is off-road parking space for up to four vehicles, ensuring you and your guests can park hassle-free and an open garage constructed from stone and block, which also benefits from a damp-proof membrane, and has development potential (subject to the necessary planning consents). There is a stunning cottage garden to the rear with a separate area for the raised vegetable beds. The gardens have a range of mature trees and shrubs, mature flower beds, and a gateway to the first paddock. there are seating

areas located around the garden to enable the owners to enjoy the beautiful surroundings.

From the first paddock, you can access the workshop with an open store to the side, this building could easily be converted into stabling should the owner require it, and benefits from a damp-proof membrane, off to the side of the workshop is an enclosed orchard with a range of mature fruit trees. Also accessed from the paddock is the second paddock.



This is a stunning home with a wonderful blend of character and modern amenities, all situated within approx 1.6 acres. Viewings are highly recommended.

Porch

4'6" x 4'8"

Inner Hallway

11'8" x 2'9"

Lounge

21'8 x 13'0

Dining Room/Sun Room

25'2 x 7'3

Bathroom

7'6" x 6'5"

Kitchen

13'5" x 13'11"

Pantry/Utility Room

7'2 x 6'7

Landing

15'5" x 3'2"

Bedroom 1

18'4" x 15'83

En-suite

7'7" x 5'3"

Bedroom 2

13'6" x 10'0

Bedroom 3

13'6" x 8'6

Open Garage

20'9" x 11'2"

Workshop

22' x 14'

Storage area

13'8" x 13'2"

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

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

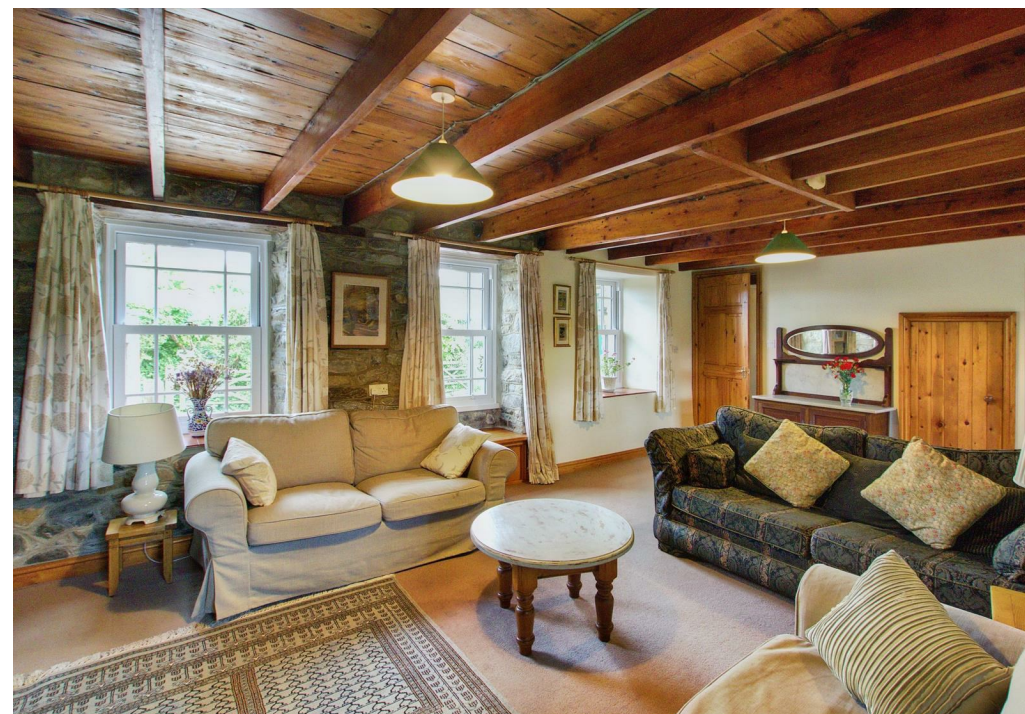
HEATING: Oil with Rayburn range servicing the hot water and central heating / Also solar panels feeding back to the grid, and a Solar boost that also heats the water, there is a log burning stove in the lounge

BROADBAND: Connected - TYPE - Standard

\*\*\*add in speeds eg - up to 38 Mbps

Download, up to 40 Mbps upload \*\*\* Satellite, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <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/>)

**BUILDING SAFETY** – The seller has advised that there are some asbestos sheets on the roof of the open garage.

**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:** 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.

**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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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.

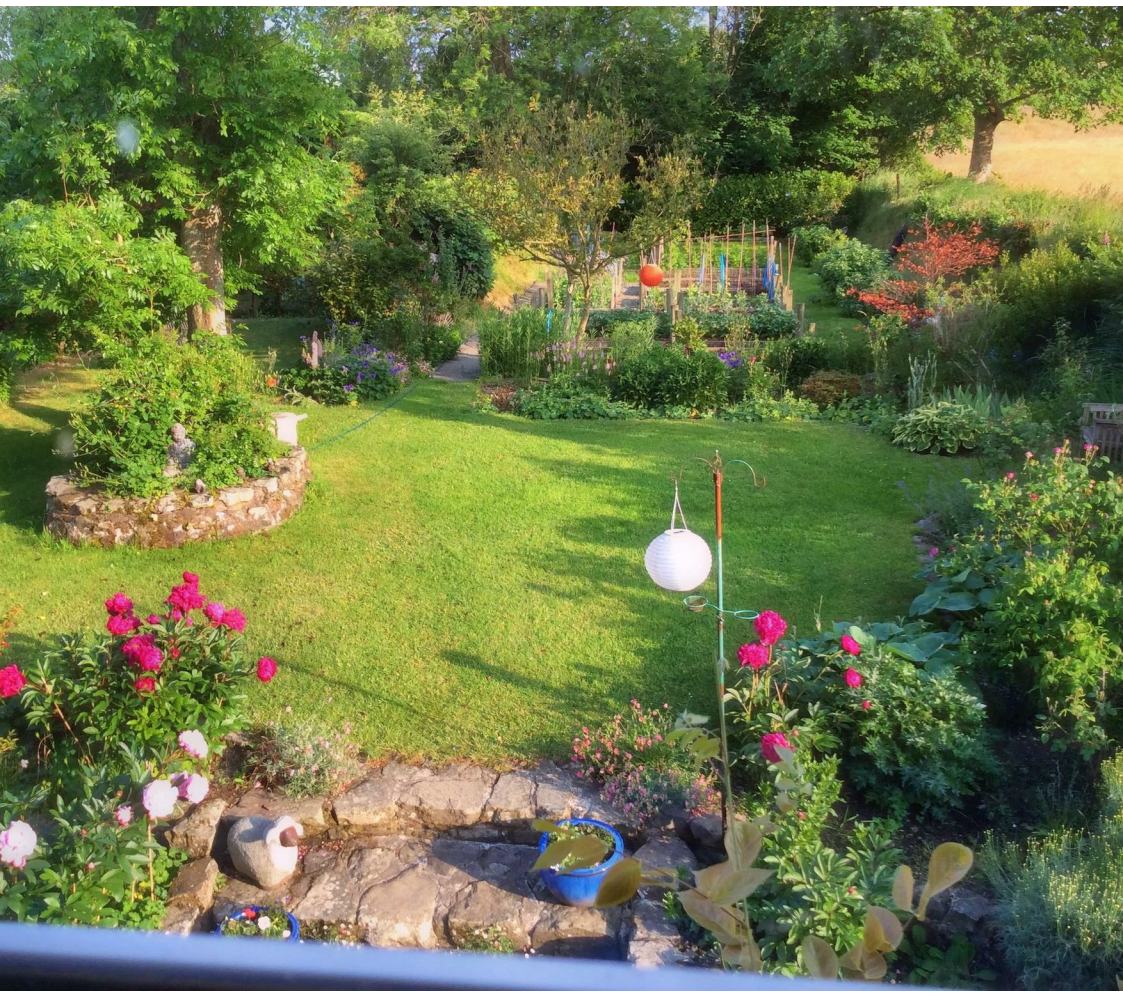
VIEWINGS: By appointment only. Please read the important information within the property details, this cottage is located next to Pilbach caravan site

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.

TR/TR/05/24/OKTR





















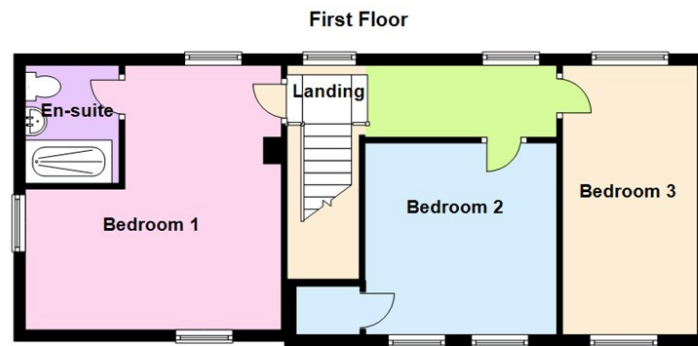
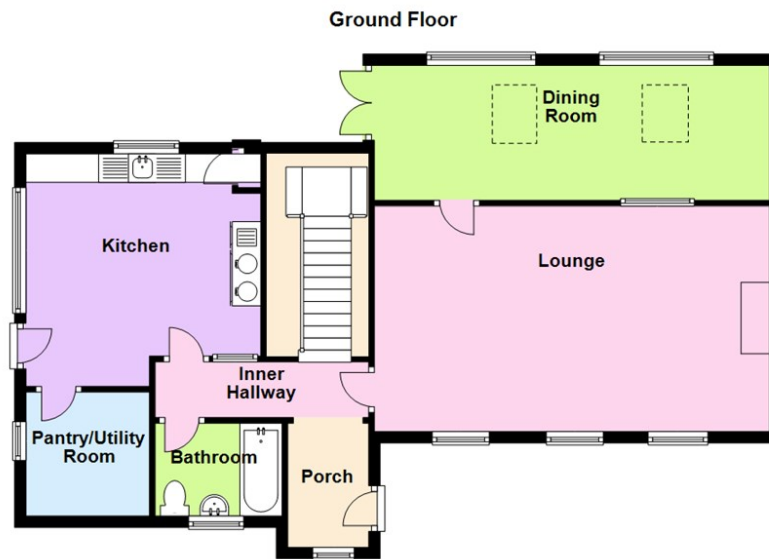


# **DIRECTIONS:**


From Cardigan head northwards along the A487 until you reach the Gogerddan crossroads just before the village of Tanygroes. Turn right here heading for Newcastle Emlyn. Take the first road left (after the long straight) for Betws Ifan. As you enter the village turn right at the crossroad, and continue down through the village, take the next left turn, the property is located approx 100 yards along on the right, denoted by our for sale board. (What3Words: [///blankets.dorms.snooze](#))







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)