



6, Bro Gorwel, Newcastle Emlyn, SA38 9PJ

Offers in the region of £325,000



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- 3 Bedroom detached dungalow
- Stunning countryside views to rear
- Ample off road parking
- Only 8 minute drive to Newcastle Emlyn
- Cul-de-sac location
- Integral garage
- Enclosed gardens back
- Beautifully presented
- Only a 10 minute drive to the beach and coast
- EPC rating : D

About The Property

Nestled in the charming cul-de-sac of Bryngwyn, 6 Bro Gorwel presents a delightful opportunity to own a beautifully presented 3-bedroom detached bungalow. The popular market town of Newcastle Emlyn is only 4.2 miles away and has many artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 8 miles away with larger amenities, and the stunning beaches and Ceredigion coastal path along the west Wales coast of Cardigan Bay are a mere 10-minute drive away.

As you step through the glazed porch into the entrance hallway, you are greeted with access to all three generously sized bedrooms, the family wet room, and the inviting lounge and kitchen areas. The bedrooms, all doubles, offer comfort and space, with the master bedroom boasting the added luxury of an en-suite shower room with a w/c, double shower, and a wash hand basin. The family bathroom has been tastefully converted into a modern wet room, complete with an airing cupboard for your convenience.

The heart of this home lies in the spacious kitchen, where patio doors flood the room with natural light and offer a seamless transition via the French doors to the lounge. The kitchen benefits from a range of solid oak base and wall units, an eye level double oven and an induction hob with extractor above, also included are the under-counter fridge, freezer and dishwasher, and there is a door off to the utility room with a range of base units and space and plumbing for a washing machine, a sink and drainer and doors off to the integral garage and outside. The lounge, equally inviting, features its own set of patio doors and a feature fireplace, all creating a harmonious flow throughout this beautiful property.



Externally

With parking available for up to 5 vehicles, this detached bungalow ensures both convenience and comfort for its residents, there is a lawn area to the front and gated pathways around the sides of the bungalow with a ramp leading you down to the rear garden, this is also mainly lawn with a range of shrubs and flowers around the boarders, the rear of the bungalow is accessed via some steps to an enclosed area that leads you to the patio doors from the kitchen & lounge. And let's not

forget the lovely views that grace this property, adding a touch of tranquillity to everyday life.

Don't miss the chance to make this lovely bungalow your new home.

Porch
10'7" x 5'0"

Hallway
15'0" x 10'1"

Bedroom 1
16'5" x 12'0"

Bedroom 2

12'7" x 11'9"

Bedroom 3

11'9" x 9'9"

En-suite

9'11" x 3'6"

Wet Room

13'6" x 7'0"

Lounge

17'7" x 14'8"

Kitchen

18'4" x 14'7"

Utility

11'10" x 8'1"

Garage

16'4" x 9'11"

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: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil, boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Full Fiber Standard ***- up to 31 Mbps Download, up to 20 Mbps upload *** Full Fibre to the bungalow, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

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

MOBILE SIGNAL/COVERAGE INTERNAL: Limited 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 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: 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 special Accessibility/Adaptations on this property it has a wet room and a ramp to access the rear garden.

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. The field below the rear of the bungalow is owned by the chapel and the vendor has informed us that there is a covenant placed on it to ensure that the field is not developed on.

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









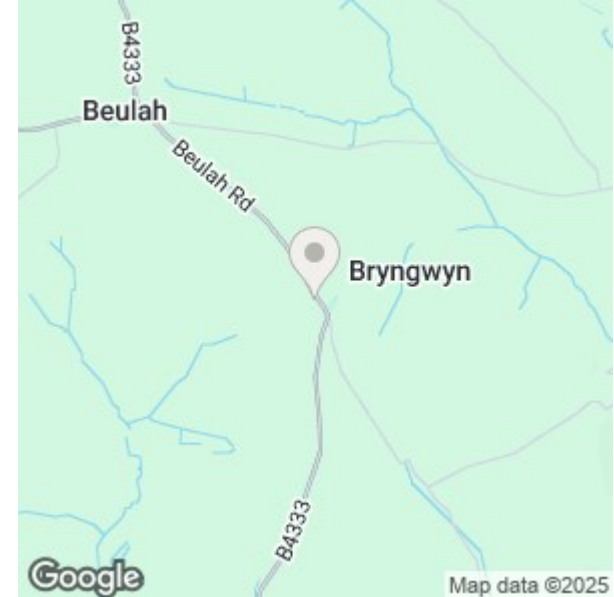




DIRECTIONS:

From Cardigan head northwards along the A478 until you reach the crossroads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on through the village of Beulah, And onto the village of Bryngwyn. pass the chapel on your left then take the first left turn, continue for approx 100 yards then turn into Bro Gorwel cul-de-sac, continue up and bare left the bungalow is located on your left, 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		73
(55-68) D	61	
(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.

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.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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