



Cri'r Wylan, 2 Bryngwyn Estate, Cardigan, SA43 3DT

Offers in the region of £360,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Cri'r Wylan, 2 Bryngwyn Estate, St. Dogmaels,

Offers in the region of £360,000

- Detached 4-bedroom bungalow
- Lounge with bay window and gas-effect fireplace
- End-of-cul-de-sac location in sought-after St Dogmaels
- Offroad parking for approx 4 vehicles
- Approx 2.7 miles to Poppit Sands
- Sea views across the fields towards Cardigan Bay
- Kitchen-diner with direct garden access via patio doors
- Corner plot with wraparound gardens offering a mix of sun and shade
- Easy access to Cardigan, the coast, and local amenities
- EPC rating: E

About The Property

Looking for a four-bedroom bungalow with sea glimpses, garden space and a flexible layout? This home on the edge of St Dogmaels combines the outlook of Cardigan Bay with the practicality of single-storey living and easy access to West Wales' coastal and town links.

Set towards the end of a cul-de-sac in the popular village of St Dogmaels, this four-bedroom bungalow offers a practical layout, plenty of natural light and a location that gives easy access to both countryside and coast. Perched at the top of the village, the position offers a wider outlook than most, with sea glimpses over the fields towards Cardigan Bay and the rolling patchwork of West Wales countryside.

From the front, the house is approached via a driveway with space for several vehicles, and the garden wraps around all four sides. Different spots around the property pick up the best of the sun across the day, and the boundaries are defined by hedges and mature planting, giving a good level of privacy without feeling boxed in. There's a blend of lawn, patio and practical hardstanding areas, meaning the outside space works well without demanding too much upkeep.

Inside, the layout is straightforward and functional. The lounge sits at the front, with a wide bay window making the most of the views across the fields and out towards the water beyond. It's a space that's calm and neutral, with enough depth for a comfortable furniture arrangement and a gas-effect fire giving a central point of focus. The feeling here is one of simplicity and space, with light pulling through from the front.

Towards the rear of the bungalow, the kitchen and dining area form a sociable part of the house. There's a practical range of matching wall and base units, a one and a half sink looking out to the garden, and cooking appliances including an electric hob and built-in oven with grill. Patio doors lead out directly to the rear garden, which adds a natural flow for everyday use or when hosting.



Details continued:

A utility room links off the kitchen, with a side door out and space for freestanding appliances – keeping the kitchen clearer for day-to-day tasks.

All four bedrooms are found off the central hallway and are well-sized, making the layout suitable for those needing a bit of extra space – whether for family, guests or hobbies. The main bathroom is fitted with a freestanding bath and a separate electric shower, plus W/C and basin. The central hallway also

offers a useful airing cupboard where the boiler is located and extra storage can be kept tucked away.

Externally:

There's a balance to the house that suits those looking for single-storey living with a bit more breathing space, both inside and out. Nothing feels overdone or overly modern, but the essentials are solid, and there's room to shape things to suit individual taste over time.

Location-wise, the setting works well for anyone wanting to stay well connected while still getting the

benefit of West Wales' coastal feel. Cardigan is just a short drive away with its shops, cafes, and amenities, while several beaches are within easy reach. St Dogmaels itself has long been a sought-after village for its mix of community, coastline and countryside.

Overall, this is a property that brings together space, practicality and setting. It's not trying too hard, and that's part of the appeal – with the views over Cardigan Bay and the flexibility of the plot adding to the longer-term value.

Hallway
17'8" x 17'4" max (I shape)

Lounge
17'5" x 16'7" inc alcove and bay

Kitchen
10'11" x 11'1"

Dining Area
11'1" x 9'10"

Utility Room
8'1" x 5'7"

Bedroom 4
18'2" x 8'9"

Bedroom 1
11'2" x 11'10"

Bedroom 2
11'1" x 11'10"

Bedroom 3
12'0" x 8'0"

Bathroom
7'10" x 8'0"

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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE - Superfast
*** up to 100 Mbps Download*** FTTP -

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>)

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 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. The rear garden area is split level with steps leading to the lower garden area. An area of decking/balustrade to rear of property has been partially removed & needs to be replaced. Please do not walk on this area.

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/CY/05/25/OK













DIRECTIONS:

From Cardigan take the A487 road to Fishguard, take a right hand turn towards St Dogmaels. Continue down Longdown Street, past the hamlet of Briscwm, after the 20mph signs there will be a left hand turning onto Bryngwyn Estate, at the end of the street turn left and this property is located at the very end.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(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.

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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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