



Tremywawr, Blaencelyn, Llandysul, SA44 6DE

Offers in the region of £445,000







# Tremywawr, Blaencelyn, Nr Llangrannog, SA44

- Imposing, 4 bed detached house
- Useful potential annex (subject to planning)
- Off road parking
- Rural location with no close neighbours
- 25 minutes' drive to Cardigan Town
- Close to Llangrannog and Cwmtedu beaches
- Potential for multi generational living
- Enclosed gardens front and back
- Only 10 minutes' drive to the beach
- Energy Rating: E

## About The Property

A detached 1920s house with a detached former garage offering overflow accommodation or annex multi-generational living potential (stpp), and original features such as encaustic tiled floors, an ornate wooden staircase, high ceilings, original doors, and fireplaces that exude character and charm. The property sits on 0.27 acres of land, ensuring privacy and tranquillity with no immediate neighbours and stunning views of the open countryside.

Blaencelyn is a small village, conveniently located just a 10-minute drive away from the picturesque Llangrannog and Cwmtedu Beaches as well as the stunning Ceredigion Coastal Path. Llangrannog is a gem of West Wales with its vibrant community, a cosy pub, cafes, and beautiful beaches, it is a lovely place to escape from the hustle-bustle of life, the village of Brynhoffnant is a short drive up the hill and has a Londis shop and petrol station and a pub. Additionally, being less than 15 miles from the historic Cardigan town, you'll have all the amenities you need within easy reach.

Entry into the property is up a couple of steps into the front porch, with encaustic tiled floors and original door into the hallway. A spacious room, the hall has a stair to the first floor and doors leading into the two reception rooms and the kitchen. The sitting room has a fireplace on a slate hearth and electric fire, and a pretty bay window to the front. The lounge is a generous sized room with a fireplace with a LPG Gas fire set within the original ornate wood and tiled surround on a slate hearth and a bay window to the front. The kitchen is the heart of this home with an oil-fired Rayburn which heats the hot water and provides extra cooking facilities, additionally it benefits from matching wall and base units with granite worktop over, fitted Neff oven and grill, space for an under counter dishwasher and a fridge/freezer, integrated fridge & freezer, stainless steel sink/drainage and an AEG induction hob.

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### Details Continued:

A door leads into a walk-in pantry, with base and wall units and shelving. Another door leads into the attached sunroom which is currently used as a dining room and has a door out to the side patio, perfect for some outside dining. Further doors lead into the utility room and the rear porch. The utility room has base units with space and plumbing under for a washing machine and houses the oil-fired boiler which services the central heating, and a door leads into the ground floor W/C with a wash hand basin. The rear porch gives access out the rear and side of the property and is the perfect space for storing muddy boots and beachwear.

On the first floor, off the landing, are four bedrooms, three of which are doubles, with the generous sized master also having an en-suite shower room, and a single room. A bathroom, with a bath and vanity wash hand basin and an airing cupboard housing the hot water tank and immersion heater, and a separate WC with a wash hand basin.

### Externally:

The property is accessed off a country road, over its own cattle grid onto a tarmac drive. Parking will never be an issue with space for at least five vehicles. The front garden is mainly lawn, with mature hedges on the borders. Paths lead around to the sides of the property with one side leading to the sunroom and side patio, and the

other side leading to the former detached garage which was converted by the previous owners, with electric storage heating in the rooms and a hot water tank with immersion heater in the airing cupboard found in the shower room. The current owners have used it as overflow accommodation in the past and currently use it as a workshop and craft space, however, subject to obtaining the necessary retrospective planning permission, this would make a lovely additional living space/annex, providing flexibility for various needs, if required.

The enclosed rear garden features a lawn area, raised vegetable beds, two timber garden sheds, various fruit trees, and a delightful patio perfect for al fresco dining or simply enjoying the fresh country air. This is a lovely space to relax and enjoy, and there is space to erect a greenhouse if needed.

Don't miss out on the opportunity to own this enchanting property that seamlessly blends classic elegance with modern comfort. A truly special place to call home.

Front Porch  
4'11" x 6'3"

Hallway  
17'1" x 6'0"

Sitting room  
11'10" x 14'4" max, inc bay

Lounge  
14'7" x 14'4" max inc bay

Kitchen  
18'8" x 9'7" max

Pantry  
4'10" x 6'7" max

Sunroom/Dining room  
8'0" x 10'6" max

Utility Room  
5'6" x 6'1"

W/C  
5'7" x 2'9"

Rear Porch  
6'6" x 6'8"

Landing  
9'11" x 11'0" max

Bedroom 1  
12'0" x 11'5" max, inc bay

Bedroom 2  
7'10" x 8'4"

Bedroom 3 (Master with en-suite)  
14'4" x 14'2" max, inc bay

En-Suite  
4'8" x 7'2"

Bedroom 4  
9'3" x 13'3"

Bathroom  
7'3" x 5'10" max

W/C  
3'6" x 4'9"

Detached Garage/Overflow Accommodation

Main Room  
14'11" x 11'9"

Hall  
2'9" x 2'10"

Room  
8'3" x 12'2"







Shower room  
8'5" x 4'6" max

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage – the owners advise us this is a Cess Pit which they empty every 2/3 months due to having 4 adults living at the property full time.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler services the central heating, and the Rayburn (oil-fired) services the hot water as well as additional cooking facilities.

BROADBAND: Connected – TYPE – Superfast- up to

137 Mbps Download, up to 26 Mbps upload –

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: Current owners advise they are with 3 mobile and have an excellent signal inside the house and no problem with service coverage. Other providers may vary, please check / Signal Available outside , 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 they have the right to enter the neighbours field to maintain and empty their private drainage.

FLOOD RISK: Rivers/Sea – N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The seller has advised that the garage was converted by previous owners back in the late 1990's into an annex but no planning was obtained, so this is used only as storage by the current owners, but would make a useful dwelling, subject to obtaining necessary retrospective planning consents.

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. The following items will be left in the property on completion: Master bedroom wardrobe and two chests of draws, these according to previous owner have remained with the property since its initial build in the 1920's.

**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/07/24/OK















BREAD

RAYBURN









### DIRECTIONS:

From Cardigan, head northwards along the A487 by about 12 miles until you reach the village of Pentregat. Turn left here heading for Llangrannog and carry on along this road until you see a right turning for Blaencelyn. Turn right here and follow this road to the end. At the T junction turn left. At the next junction go straight ahead (left) and carry on past the village shop and you will see this property a short drive further on, on the right-hand side with a cattle grid in front of the drive. What3Words: ///family.trouser.apart








This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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 

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