

CARDIGAN
BAY
PROPERTIES
EST 2021

# Rhos Merlyn, Mynachlogddu, SA66 7RX

## Offers in excess of £285,000

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# Rhos Merlyn, Mynachlogddu, Clynderwen, SA66

## Offers in excess of £285,000

- Detached character cottage in rural Mynachlogddu in 0.25 acre grounds
- Flexible 3/4 bedroom accommodation
- Two ground floor bedrooms
- Character living room with open fireplace and exposed beams
- Air source heating & private water
- Mature gardens with fruit trees, shrubs and seasonal planting
- Attractive ruin of an old stone barn within the gardens
- Separate stone barn range offering excellent potential
- Off-road parking for two vehicles
- Energy Rating: E



## About The Property

Looking for a character cottage surrounded by mature gardens, sitting within 0.25 acre grounds with period features, useful stone outbuilding and a rural West Wales setting? This detached three to four-bedroom home in Mynachlogddu combines original charm with flexible living space, beautiful established grounds, a striking stone ruin, and further stone building offering plenty of potential, all within easy reach of Cardigan Bay and the Pembrokeshire countryside.

Hidden amongst beautifully established gardens in the rural village of Mynachlogddu, this detached cottage offers a wonderful blend of traditional character, flexible accommodation and outdoor space. With mature trees, flowering borders, fruit trees and original stone features scattered throughout the grounds, the setting feels established and full of interest, while the cottage itself provides adaptable living for families, couples or those looking for extra room to work from home.

The approach leads to off-road parking for two vehicles before winding paths guide the way through the gardens to the cottage. Immediately noticeable is the attractive mix of mature planting, colourful borders and specimen shrubs, creating a changing landscape throughout the seasons. Adding even more character is the picturesque ruin of an old stone barn, now forming an attractive garden feature and sheltered seating area.

Inside, the cottage retains much of its original charm. The main living room is a welcoming open-plan space centred around an impressive open fireplace with stone surround (the seller advised this is lined and ready for a wood burning stove to be installed if desired), exposed stone walls and substantial wooden beams overhead. There is ample room for both seating and dining, creating a sociable space that works equally well for everyday living or entertaining.

Details Continued:
The kitchen sits just beyond, fitted with solid timber units, generous work surfaces and windows overlooking the surrounding gardens and a door leading out to the rear, ensuring a pleasant outlook while cooking. The layout connects naturally with the living space whilst still providing a degree of separation.

The ground floor also offers two bedrooms (one single (with hot water tank) and one double), making the property particularly appealing for anyone seeking predominantly single-level living. These rooms are served by a spacious family bathroom fitted with both a bath and separate shower cubicle.

Upstairs are two further rooms. One is currently arranged as a bedroom, while the second is a generous open-plan loft room currently used as Bedroom Four. This versatile space offers excellent flexibility and, subject to individual requirements, provides sufficient room to create a landing and fully enclose the room to form a separate bedroom if desired. Please note there is some restricted head room on the first floor.

Externally:
Outside is where this property becomes particularly special. The mature gardens surround the cottage with winding paths leading through

established planting, fruit trees, flowering shrubs and seasonal colour. The stone barn ruin has been thoughtfully incorporated into the garden, creating a striking feature and an attractive place to sit amongst the planting.

Towards the lower part of the grounds stands an old stone barn range, offering excellent storage and plenty of scope for a variety of future uses, subject to any necessary consents. Whether used for workshops, hobbies, gardening or further improvement, it adds another dimension to the property.

The cottage benefits from an air source heating system together with a private spring-fed well water supply, complementing its rural setting.

Properties combining genuine character, adaptable accommodation, mature grounds and traditional stone outbuildings are becoming increasingly difficult to find. This cottage offers all of these qualities together with the opportunity to make the most of its versatile spaces both inside and out.

Viewing is highly recommended to fully appreciate the setting, character and potential this charming cottage has to offer.

INFORMATION ABOUT THE AREA:
Mynachlogddu sits amongst the rolling countryside of North Pembrokeshire, within convenient reach of Clynderwen for rail links and everyday amenities. The Preseli Hills are close by, providing countless walking routes and spectacular scenery, while the beaches and coastline of Cardigan Bay are easily accessible, making this an excellent base from which to enjoy both Pembrokeshire and the wider West Wales coastline.

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.

Porch
3'2" x 6'6"

Living area
18'10" x 15'1" max

Dining area
9'6" x 11'4" ax

Kitchen
7'4" x 12'7" max

Bedroom 1
9'0" x 11'5"

Bedroom 2
9'9" x 8'1"

Bathroom
8'11" x 9'0"

Loft room (currently used as Bedroom 4)
12'1" x 25'9"

Bedroom 3
13'0" x 7'4"

Stone Barn
28'8" x 8'5"

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

COUNCIL TAX BAND: D - Ceredigion
Pembrokeshire County Council
TENURE: FREEHOLD









PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build with Timber Framed doors
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Private water - Property benefits from private, spring fed well water, Limestone filtered.
HEATING: Air Source Heating servicing the hot water and central heating
BROADBAND: Connected - TYPE - Superfast - up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, - 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 they are aware of.
RIGHTS & EASEMENTS: The seller has advised that This property has a right of way over the track to the rear, next to the stone shed.
FLOOD RISK: Rivers/Sea - N/A - Surface Water: Low There is a low risk of surface water flooding in this location - The owner informs us this property has not been affected.
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
The owner has informed us that there is some Japanese Knotweed on the council owned verge to the front of this property, this is more than 13 meters from the house and they inform us that the council have a treatment plan in place. There is a small triangle of land to the right of the door into the stone shed in the lower garden which is owned by the neighbours but currently used and maintained by this property.

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.

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/08/26/OK






















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**DIRECTIONS:**

What3Words - ///limo.testers.inversion From Cardigan head to Crymych along the A478, drive all the way through Crymych and as you almost leave the town turn right heading to MYnachlog-Ddu and Maenclochog. Stay on this road all the way into Mynachlog-Ddu and take a left turn heading for Llandisilio. Follow this road a short distance, passing a chapel and graveyard on your left, take the next left turning and the property is first on the left.











## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 64 |
| (39-54) E | 44 | |
| (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.

**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.

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