



CARDIGAN
BAY
PROPERTIES

EST 2021

12, Llain Drigarn, Crymych, SA41 3RF

Offers in the region of £199,500





12, Llain Drigarn, SA41 3RF

- Three double bedrooms across two floors
- Kitchen-dining room with garden access
- Air source heating and owned solar panels
- Decked seating area and useful garden shed
- Set in Crymych village, close to Cardigan Bay and the coast
- Lounge with electric fire and good natural light
- Family bathroom with bath and separate shower
- Low-maintenance front and rear gardens
- Off-road parking on a hardstanding driveway
- Energy Rating: A

About The Property

Looking for a well-kept home with low-maintenance gardens and modern efficiency? This three-bedroom dormer bungalow in Crymych offers flexible space, off-road parking and solar panels—all set within easy reach of both village life and the coast of Cardigan Bay.

Positioned on a cul-de-sac within the village of Crymych, this well-proportioned dormer bungalow offers a straightforward and easy-to-manage setup, ideal for a range of buyers. From the outside, it presents a clean and practical layout, with parking to the front on a tarmac driveway, and low-maintenance gardens to both the front and rear.

Inside, the feel is light and balanced, with a good flow between the main living spaces. Access to the ground floor is via the porch, with a door into a generous lounge at the front of the house, where a wide double-glazed window lets in plenty of natural light. A fitted electric fire creates a focal point, while stairs to the first floor are tucked neatly to one side. Glazed double doors open directly into the kitchen-dining room, linking the two areas comfortably.

The kitchen has been fitted with a straightforward range of units and worktops and includes space for essential white goods along with plumbing for a washing machine, and space for an electric oven (the extractor is already in place). The dining space easily fits a table and chairs, while a double-glazed, sliding patio door opens straight out to the rear garden—making this room just as functional as it is sociable.

Also on the ground floor is a double bedroom with a window overlooking the back garden and a cupboard housing the hot water tank. The family bathroom is finished with a corner bath and a separate shower cubicle, along with a vanity wash basin and WC. A built-in airing cupboard adds to the practicality of the space, and a frosted window keeps things bright while maintaining privacy.

Offers in the region of £199,500



Details Continued:
Upstairs, there are two further double bedrooms—both with Velux windows bringing in daylight and open sky. Each room is well sized, offering flexibility for family life, home working, or guest space. Built-in storage on the landing adds to the overall functionality without compromising floor space.

Externally:
Externally, the property is set up with ease of upkeep in mind. The front features a tarmac driveway and a gravelled garden area. A side path leads through to the back, where the garden is enclosed and level—mainly gravel with a paved patio and a decked area that makes a great spot for a morning coffee or evening drink. A

useful garden shed is also included, offering storage for tools or outdoor gear.

In terms of services, the property benefits from Air source heating and owned solar panels mean running costs are likely to be lower than average, which is a real bonus for those wanting an energy-conscious home.

Altogether, this is a well-kept and sensibly arranged home in a tucked-away position. Whether as a first-time buy, a low-hassle home for downsizing, or a neat option for a small family, it offers a good mix of space, condition and location. Its straightforward layout and modern energy setup make it

especially appealing to those looking for something simple and functional—while still being in reach of the beauty of West Wales and the coast beyond.

Entrance Porch
3'9" x 4'6"

Lounge
20'4" x 12'4" (max)

Kitchen/Dining Room
16'4" x 9'1"

Bedroom 1
9'11" x 8'9"

Bathroom
8'8" x 8'4"

First Floor Landing
3'5" x 4'11" max

Bedroom 2
15'7" x 8'10"

Bedroom 3 (master)
15'7" x 12'6"

INFORMATION ABOUT THE AREA:

Crymych itself is a strong local community, with amenities including shops, a school, and local services all within walking distance. For those needing to travel further afield, both the Preseli Hills and the coastline of Cardigan Bay are within easy reach. This part of West Wales is popular with buyers who value practical living and easy access to both countryside and coast, without being too remote.

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains + Owned Solar

WATER SUPPLY: Mains

HEATING: Air Source Heating

BROADBAND: Connected - TYPE - Superfast *** up

to 68 Mbps Download, up to 18 Mbps upload available in this area *** FTTP, FTTC, ADSL,

Satellite, Wireless - Mobile Internet. - 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 outside, limited inside , 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 deeds advise that there are rights granted to the electricity company to maintain electricity cables.

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 property is located on a cul-de-sac, normal cul-de-sac conditions apply such as no nuisance to neighbours, cant erect a building or plant trees near electricity lines without permission from the developers (who cant withhold permission without reasonable grounds), and cant raise or lower the level of the grounds around the property.

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/06/25/OK









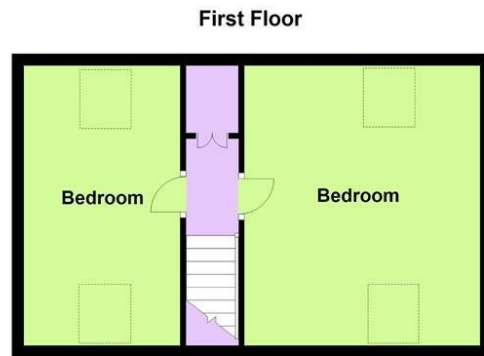


DIRECTIONS:

Head into Crymych from Cardigan, drive up the high street and turn right into Llain Drigarn, opposite Priory Vets, take the first left and the bungalow is on the right-hand side opposite a detached bungalow with Welsh Dragons on its metal railing fencing.

What3Words - [///admires.arranger.unwanted](https://www.what3words.com/addr////admires.arranger.unwanted)





Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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

www.cardiganbayproperties.co.uk