



CARDIGAN
BAY
PROPERTIES

EST 2021

Bryncarnedd, Llangrannog, Llandysul, SA44 6AY

Offers in the region of £249,500



3



2



2



C



Bryncarnedd, Llangrannog, SA44 6AY

- Detached bungalow with sea views
- Three bedrooms, including principal en-suite
- Part Woolaway construction
- Timber garage and ample off-road parking
- Mature gardens with summer house, polytunnel and fruit cage
- Approximately 1.5 miles from Llangrannog Beach
- Spacious lounge with wood-burning stove
- Air source heating and solar panels with battery storage
- Workshop, store room and former loose boxes
- Energy Rating: C

About The Property

Looking for a coastal bungalow with distant sea views, generous gardens and space for hobbies and gardening, sitting on a generous plot?

Just 1.5 miles from the beach at Llangrannog, this detached bungalow combines comfortable single-storey living with a wonderful outdoor lifestyle. With sea views towards Cardigan Bay, mature gardens, a summer house, workshop/former loose boxes, timber garage, polytunnel and fruit cage, and sitting on a plot of around 0.38 acres this is a property that offers far more than the average bungalow in West Wales.

The bungalow has evolved over the years, with the original Woolaway construction complemented by modern extensions that have significantly enhanced the living accommodation. The result is a spacious and practical home that feels bright, welcoming and well suited to modern living.

Positioned in a sought-after coastal setting between Llangrannog and Brynhoffnant, this detached bungalow enjoys an enviable location where countryside, coast and village life come together. The views towards Cardigan Bay immediately draw attention, while the established gardens create a colourful and private setting around the property.

Entering the property from the rear directly into the sun room which overlooks the gardens, surrounded by glazing, this space makes the most of the colourful planting outside and provides an enjoyable spot for dining, reading or simply watching the seasons change. It acts as a natural bridge between the house and the garden and is likely to become one of the most frequently used rooms in the home. From this room, views towards Cardigan Bay can also be enjoyed.

Leading directly from the sun room is the heart of the home, the kitchen and dining room. A generous space with extensive worktops, excellent storage and plenty of room for family meals and entertaining. The room has a contemporary feel, while still retaining a relaxed and practical atmosphere suited to everyday life. A cupboard houses the hot water tank.

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Details Continued

From the kitchen is an opening into the lounge. The lounge is a particularly attractive room thanks to the extension that has created a generous living space with multiple windows and doors opening onto the decking. Natural light floods in throughout the day, while the wood-burning stove provides a cosy focal point during the cooler months. Sliding doors allow easy access outside, making the lounge and decking feel connected during the warmer seasons.

The principal bedroom benefits from the extended accommodation and enjoys a comfortable amount of space together with built in storage and its own en-suite shower room. Two further double bedrooms provide flexibility for family members, guests, home working or hobbies. A separate family shower room serves the remaining bedrooms.

Externally:

One of the strongest features of this property is the lifestyle it offers outside. The gardens have clearly been developed and enjoyed over many years, creating a wonderfully established environment filled with mature shrubs, flowering plants and productive growing areas. Various sections of the garden provide different experiences, from open lawned areas to more secluded corners surrounded by planting.

A decked seating area takes full advantage of the sea views and provides a lovely position for outdoor dining or relaxing. Looking across the gardens towards the coastline, it is easy to appreciate why this location is so popular.

For those interested in gardening or self-sufficiency, the grounds offer excellent facilities. A fruit cage, polytunnel, orchard

and productive growing areas provide plenty of opportunity to cultivate fruit, vegetables and plants. The grounds feel both practical and attractive, appealing equally to keen gardeners and those who simply enjoy outdoor space.

Beyond the main garden sits a useful range of outbuildings. The former loose boxes and tack room are currently utilised as a workshop and store room and benefit from power and lighting. These buildings offer excellent flexibility for hobbies, storage, crafts, home businesses, or further gardening use.

A detached timber garage provides additional storage and vehicle space for a small car and comes complete with an outside loo, while the insulated summer house, complete with power and lighting, offers yet another versatile area. Whether used as a studio, hobby room, home office, home gym or simply a place to sit and enjoy the garden, it adds another dimension to the property's appeal.

Practical considerations have not been overlooked either. Air source heating and solar panels with battery storage help improve energy efficiency and reduce running costs, making the home well suited to modern requirements. Off-road parking is available both behind gated access and on the driveway, providing space for several vehicles.

Properties that successfully combine sea views, useful land and outbuildings, sustainable energy features and close proximity to the coast are increasingly difficult to find. This bungalow offers all of those elements while remaining within easy reach of Llangrannog's beaches, coastal walks and village amenities.

For buyers seeking a comfortable home with scope for gardening, hobbies and outdoor living, all within one of the most desirable coastal areas of Cardigan Bay, this is a property that deserves close attention.

INFORMATION ABOUT THE AREA:

Llangrannog is one of the best-known coastal villages

in West Wales, famous for its sandy beaches, dramatic cliffs and access to the Ceredigion Coast Path. The village offers cafés, pubs and a strong community atmosphere, while the coastline provides opportunities for walking, swimming, surfing and wildlife watching. Nearby Brynhoffnant offers additional everyday amenities including a village shop and pub, while the market towns of Cardigan and Newcastle Emlyn are within easy driving distance. Combining countryside surroundings with easy access to Cardigan Bay, the location is a popular choice for both permanent living and coastal getaways.

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.

Sun Room
7'11" x 13'4"

Kitchen
20'10" x 11'11" max

Lounge
15'10" x 16'4"

Hall
7'8" x 3'4"

Bedroom 1
12'11" x 10'4" & 5'10" x 2'11"

En-suite
5'4" x 5'11"

Bedroom 2
10'10" x 10'10"

Bedroom 3
9'1" x 10'10"

Shower Room
7'10" x 5'5"

Timber Garage/Store
23'7" x 9'8"

Tack Room / Garden store
7'9" x 11'6"





Stables
21'7" x 11'4"

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 & Small Garage

PROPERTY CONSTRUCTION: Non-Standard construction/Pre-Fab (Woolaway) The original part of this property is Woolaway construction - the rest is traditionally built extensions. Please check with a mortgage advisor prior to viewing if you will be able to get a mortgage on this property, as properties of this construction are usually not mortgageable, but it could depend on your lone to value ratio and the lender's criteria.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity - Solar panels (4.5kW generation) and solar battery (5kW storage)

WATER SUPPLY: Mains - The owners inform us that due to low water pressure and unreliable supply, the property currently benefits from £0 water bills. (However, local water mains upgrades which are happening at the moment may change this in due course).

HEATING: Air Source Heating & Wood Burning Stove in lounge

BROADBAND: Connected EE 'Fibre 36 Essentials' - TYPE - Superfast / Standard - up to 56 Mbps Download, up to 9 Mbps upload available in the area, owners unsure of the speed at the property. 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: 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](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 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.

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> . There is a small electricity transformer in the bottom corner of the garden.

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.

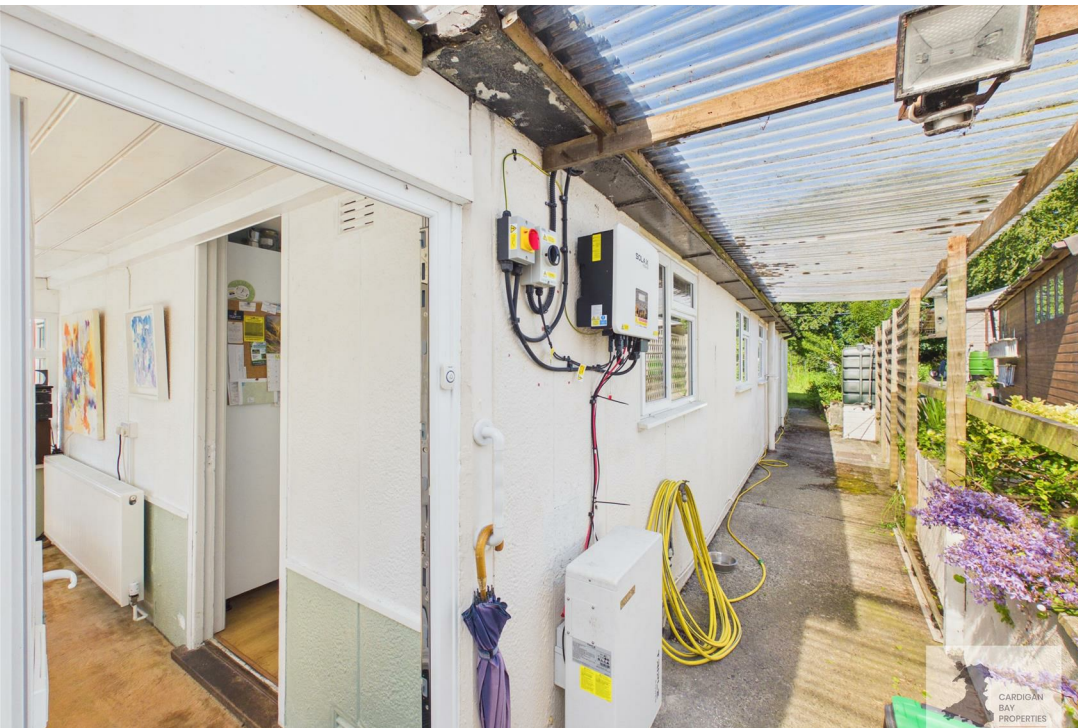
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DIRECTIONS:

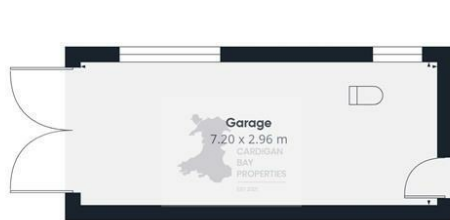
From Cardigan, head northwards along the A487 until you reach the village of Brynhoffnant. In the village, turn left onto the B4334 heading towards Llangrannog. Drive for about a mile and go down the hill. About halfway down you will come to a crossroads, turn right here heading for Pontgarreg and the Urdd Centre. Carry on along this road until you reach the first right hand turning. Turn up this road and property is immediately on your left on the junction.

What3Words: ///shadows.mermaids.unionists





Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

153 m²

Balconies and terraces

18.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	70	
(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	

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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