

CARDIGAN
BAY
PROPERTIES
EST 2021

Gerran, Llysonnen, Boncath, SA37 0HY

Offers in the region of £275,000

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Gerran, Llysonnen, Blaenffos, SA37 0HY

Offers in the region of £275,000

- Spacious Three-Bedroom Detached Bungalow
- Generous Kitchen/Diner & Separate Utility
- Bright Sun Room With Garden Access
- Detached Single Garage With Power & Lighting
- Low-Maintenance Gardens & Scope To Update
- In need of modernising and updating in places
- Lounge With Feature Stone Fireplace
- Modern Wet Room Plus Additional WC
- Driveway Parking For Approximately 3–4 Cars
- Energy Rating: D



About The Property

Looking for a spacious three-bedroom detached bungalow with plenty of parking, a garage and scope to make it a home of its own? With three double bedrooms, a generous kitchen/diner, sun room, manageable gardens and a village shop directly opposite, this Blaenffos property offers plenty of space alongside the opportunity for further updating.

Set back from the road behind a broad tarmac driveway, the property has ample off-road parking for approximately three to four cars, with the driveway continuing around the side to a detached single garage. Mature planted borders soften the frontage, with a low wall forming the front boundary and further walling and established hedging around the side and rear.

The bungalow offers a good amount of internal space, with a layout that provides clearly defined living and sleeping areas. Although some modernisation and updating would now be beneficial, there is plenty here to work with and the proportions of the rooms provide a good starting point for creating a comfortable home.

The entrance opens into a hallway with an attractive feature stone arch adding a little character. From here, the accommodation branches off towards the main living areas and bedrooms.

At the heart of the home is the particularly spacious kitchen/diner, measuring approximately 6.26m x 3.05m. There is a range of fitted wall and base units with work surfaces over, a sink positioned beneath the window and space for a freestanding electric cooker. The length and proportions of the room allow plenty of space for a dining table alongside the kitchen area, while windows to more than one aspect bring in good natural light.

A useful utility room sits alongside, fitted with further work surfaces and a sink, with space and plumbing for a washing machine. The oil-fired boiler is also housed here, keeping the practical workings of the home separate from the main kitchen. A WC is positioned close by.

Details Continued:
The lounge is another generously proportioned room, measuring approximately 6.04m x 4.25m. A stone fireplace and matching stone detailing provide a focal point and could lend themselves well to being incorporated into a future decorative update.

From the lounge, a door leads through to the sun room. This is a lovely addition to the accommodation, with a vaulted ceiling, exposed timber beams and windows across several sides. French doors open directly onto the block-paved area outside, providing an easy connection between the house and garden. With its good natural light and outlook, this room could work equally well as a second sitting room, reading room or informal dining space.

There are three double bedrooms, giving the bungalow a particularly useful layout. Bedroom one and bedroom two both benefit from built-in single wardrobes, while bedroom three is another well-proportioned double. The arrangement provides flexibility for anyone needing a home office, hobby room or guest accommodation without sacrificing the main living areas.

The main shower room has been more recently updated and is fitted as a modern wet room, with a walk-in shower area and fold-down shower seat, WC and wash hand basin. There is

also a separate additional shower room further down the hall, next to bedroom 3.

Externally:
Outside, the gardens have been designed with relatively straightforward maintenance in mind. Mature borders to the front and side provide established planting, while the predominantly hard-surfaced areas around the bungalow offer plenty of practical outside space without the upkeep associated with extensive lawns. A block-paved area sits to the front and side of the sun room and provides a useful spot for outdoor seating.

The detached single garage has an up-and-over door together with power and lighting, making it useful for secure parking, storage or workshop space. The extensive tarmac driveway provides further parking for approximately three to four vehicles.

The property benefits from oil-fired central heating and, while some areas would benefit from modernisation, the overall size and layout make this a bungalow with considerable potential. Updating the kitchen, décor and finishes could make a noticeable difference while retaining the generous room sizes and practical single-storey arrangement already in place.

With three double bedrooms, two reception areas, a spacious kitchen/diner, utility room, detached garage and good off-road parking, this is a well-proportioned bungalow with plenty of practical features already in place. Its scope for further updating should particularly appeal to buyers looking for a home where improvements can be made gradually and tailored to personal taste.

INFORMATION ABOUT THE AREA:
Situated in Blaenffos, the property is conveniently positioned directly opposite the village shop, useful for everyday essentials. The village sits in north Pembrokeshire, within reach of Crymych and Cardigan, giving access to a wider selection of shops, schools, services and leisure facilities. The surrounding countryside and the coastline of Cardigan Bay are also accessible, placing the property well for exploring this part of West Wales.

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.

Hallway

Lounge

Sun Room

Kitchen/Diner

Rear Hall

Utility Room

WC

Bedroom 1

Bedroom 2

Wet Room

Rear Hallway

Bedroom 3

Shower Room









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 & detached garage
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating servicing the hot water and central heating
BROADBAND: Not Connected - TYPE - Superfast / Standard available in area with speeds up to 1800 Mbps Download, up to 200 Mbps upload available *** FTTP,available in area. - 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 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 - Property is on a small cul-de-sac of 5 houses. It is next to the A478 road. In need of some modernisation and updating in places.

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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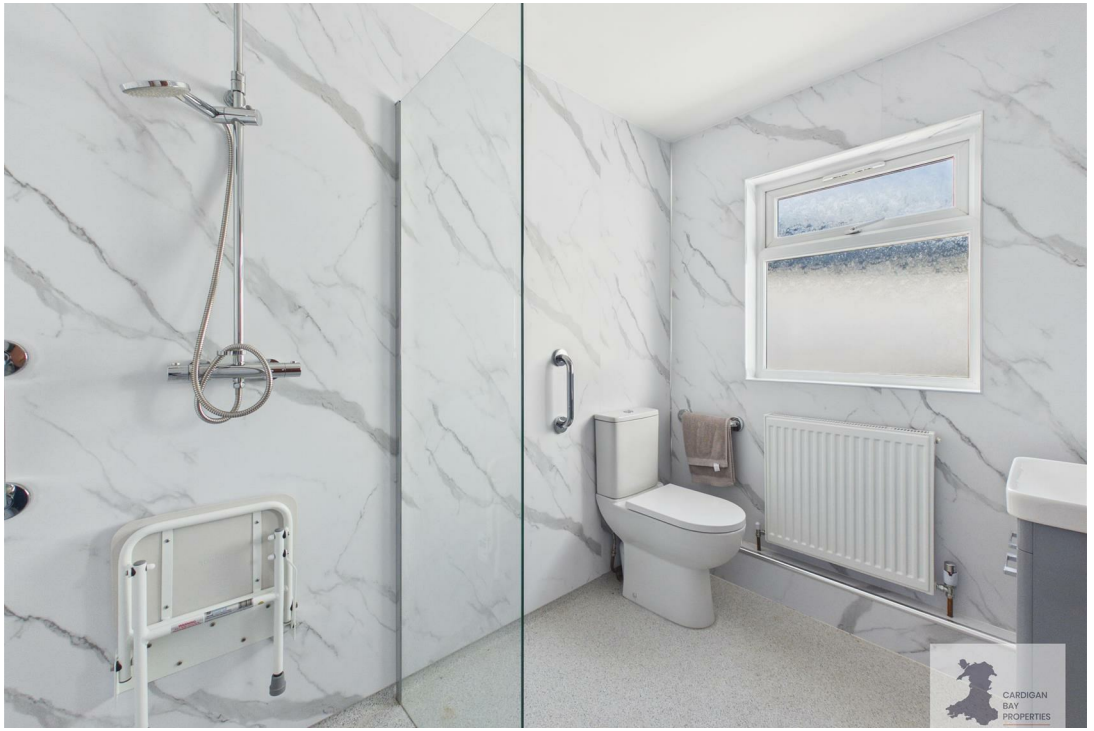



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DIRECTIONS:

What3words: ///shifts.shut.error From Cardigan head out on the A478 heading to Crymych and Tenby. Drive into the village of Blaenfoss. Directly opposite the village shop is a small cul-de-sac, turn into here and the property is the first on the left hand side.

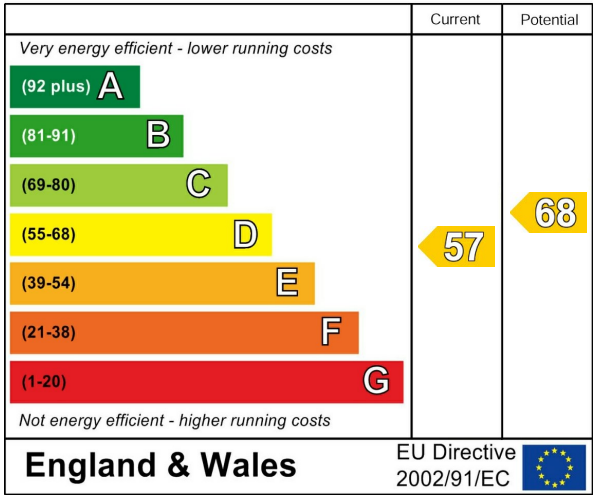








Energy Efficiency Rating



Contact Claire on 01239 562 104 or claire@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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