



CARDIGAN
BAY
PROPERTIES

EST 2021

Tegfan, Boncath, SA37 0HX
Offers in the region of £280,000





Tegfan, Blaenffos, SA37 0HX

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- Detached bungalow
- 3 bedrooms
- Thoughtfully modernised home
- Master bedroom with en-suite
- Lawn gardens
- Off road parking
- Just over 2 miles to the town of Crymych
- Appox 9 miles to Poppit Sands Beach
- 7 miles to the market town of Cardigan
- EPC rating ; C

About The Property

Nestled in the charming village of Blaenffos, Boncath, this refurbished 3-bedroom detached bungalow has been tastefully modernised throughout. Blaenffos is a semi-rural village found between Cardigan and Crymych, with a village shop. Crymych is a short drive away and offers larger amenities and charming village shops, a Welsh 3yrs -18yrs school, vets and pubs/cafes. The popular market town of Cardigan is only 7.5 miles away and sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and Newport Beach, and the many other beaches and walks in and around Cardigan Bay.

As you step into the modern accommodation, you are greeted by an inviting entrance hall with handy storage area, this leads to an L-shaped kitchen/diner with a range of base and wall units, a 5 ring gas hob and an inset electric oven, an integrated dishwasher and fridge/freeze, there is also a handy door leading you to the rear garden, the dining area is perfect for hosting family and friends. The spacious lounge has a feature fireplace with inset wooden mantel.

The master bedroom benefits from a built-in wardrobe and boasts an en-suite shower room with an enclosed double shower a w/c and a wash hand basin with a storage unit below. There are two additional bedrooms, bedrooms 2 and 3 are also both double rooms, The modern family bathroom provides ample space for a growing family or visiting guests as it benefits from a bath, a shower with enclosure, a wash hand basin and a w/c.



Continued;	has to offer. With its modern amenities and spacious layout.
Outside, the property offers off-road parking for up to 3 vehicles, ensuring you never have to worry about finding a spot. The surrounding lawn garden adds a touch of tranquillity has a variety of shrubs and trees around the boarders, creating a peaceful oasis for you to relax and unwind in.	Porch 9'10" x 6'10"
	Hallway 12'6" x 12'2" (max)
	Lounge 18'7" x 11'11"
	Kitchen/Dining Room 21'7" x 11'7"
Don't miss the opportunity to make this bungalow your own and enjoy the peaceful countryside living that Blaenffos	Bathroom 8'6" x 7'9"
	Bedroom 1 12'6" x 9'10"

En-suite
6'7" x 4'9"

Utility Area
7'9" x 4'9"

Bedroom 2
9'10" x 8'9"

Bedroom 3
9'10" x 7'10"

External storage 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

PROPERTY CONSTRUCTION: Timber framed
construction

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water
and central heating

BROADBAND: Connected - TYPE -
Standard ***add in speeds eg - up to 100
Mbps Download, up to 0.6 Mbps upload
*** BT - 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 , 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 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.

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

Laundrying 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.

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.

TR/TR/06/24/OKTR













DIRECTIONS:

From Cardigan head out on the A478 heading towards Crymych. Go into the village of Blaenffos and take the first right as you enter the village, just before the chapel. Continue down this road for approximately 50 yards and the property is located on your right denoted by our for sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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 Tania on 01239 562 500 or tania@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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