



 **CARDIGAN BAY PROPERTIES**
EST 2021

Pantgwyn, Pentre Galar, Crymych, SA41 3QR
Offers in the region of £500,000

 **4**  **2**  **2**  **C**



Pantgwyn, Pentre Galar, SA41 3QR

- 7.8-acre smallholding with gently sloping pasture
- 3/4 bedrooms, 2 bathrooms and 2/3 reception rooms
- Two detached garages, including one for motorhome/caravan
- Attached stone barn with conversion potential (STP)
- Approx. 3 miles to Crymych, 20 minutes to Narberth
- Detached farmhouse re-built in 1992 on original site
- Mountain views from front-facing rooms and garden
- Owned solar panels with Feed-in Tariff
- Orchard, greenhouse, shed, veg beds and polytunnel space
- Energy Rating: C

About The Property

Looking for a smallholding with over 7 acres of pastureland, garages for storage and space to grow food or keep animals? This 3/4 bed detached farmhouse near Crymych offers stunning views of the Preseli Hills, useful outbuildings, and the chance to personalise a home in a rural part of West Wales, close to Cardigan Bay.

Set in around 7.8 acres of gently sloping pastureland with open mountain views, this smallholding offers scope for a self-sufficient lifestyle and space to grow into. Re-built in 1992 on the footprint of the original farmhouse, the property offers a good balance of house, land and outbuildings in a rural location just outside Crymych, on the edge of the Preseli Hills in West Wales.

The house is set well back from the main A478 and is approached via a private tarmac driveway, with off-road parking around the front and side for multiple vehicles. The main entrance is through the porch, where windows on two sides make the most of the far-reaching views. A timber red door opens into the lounge – a generous room with a window to the front and an oil-fired Rayburn set within an inglenook fireplace. This is a warm and traditional focal point, providing both room heating and a practical cooking option for those who enjoy slow baking or preserving.

From the lounge, internal doors lead to both the kitchen and the sitting room. The sitting room is currently used as a home office, with built-in units and a wood-burning stove set into a slate and stone hearth. With its dual purpose and access from both the hall and lounge, it could equally be used as a second reception room or formal dining space.

Offers in the region of £500,000



Details Continued:

The kitchen is fitted with matching wall and base units, a freestanding electric cooker, stainless steel sink with drainer, and space for a fridge freezer, washing machine and dishwasher. Quarry tiles run underfoot and a rear door opens into the back hallway, which leads out to the rear garden. From here, the stairs rise to the first floor, and there's also a door into the ground floor bedroom/snug.

This fourth bedroom makes a flexible space for guests or multigenerational living, with its own en-suite shower room tucked away in the corner and understairs storage included. It also makes a comfortable snug or second

office if needed.

Upstairs, the spacious landing offers access to three further bedrooms and the family bathroom. Two of the bedrooms are generous doubles facing the front of the property, taking in uninterrupted views across open fields and the Preselis. The third bedroom, a single, faces the rear and includes a built-in desk area – ideal as a homework spot or additional office space. The airing cupboard houses the oil-fired boiler and hot water cylinder.

The family bathroom has a double shower, bath, wash basin and WC, with enough space to modernise or reconfigure if preferred.

Externally
Outside, the attached stone barn has real potential, whether as additional workshop space or a future conversion project (subject to planning). There are two detached garages included in the sale – one a traditional double garage, the other sized to accommodate a touring caravan or motorhome, ideal for those who enjoy exploring West Wales or weekends on Cardigan Bay.

The gardens sit to the front, side and rear of the house, with space for a greenhouse, shed, polytunnel and raised veg beds, plus an orchard area already established. The land is gently sloping, fully stock-fenced, and laid out across four main fields that wrap around the property on three sides.

Owned solar panels with a Feed-in Tariff provide an income as well as improved energy efficiency – a rare bonus in rural homes of this scale.

Located around three miles from Crymych, the property benefits from easy access to essential amenities including schools, shops and community services. Cardigan is around 15 minutes away by car, and Narberth is around 20 minutes south. From here, the A40 links to the M4 and the rest of South Wales.

The coast is easily reachable, with the beaches of Cardigan Bay only a short drive away, and the stunning open landscapes of the Preseli Hills virtually on the doorstep. It's a great blend of practicality, potential and position.

Porch
5'5" x 5'8"

Lounge
13'10" x 15'4"

Sitting Room/Home Office
13'10" x 9'3"

Kitchen
14'8" x 7'11"

Rear Porch
5'10" x 4'11" max

Bedroom 4 / Sung
10'1" x 8'9"

En-suite
5'11" x 3'10"

Landing
10'5" x 6'0" max

Airing Cupboard
5'7" x 4'2" max

Bedroom 1
14'3" x 15'4" max

Bedroom 2
15'4" x 12'1" max

Bedroom 3
14'9" x 9'1" max

Family Bathroom
11'5" x 8'9" max

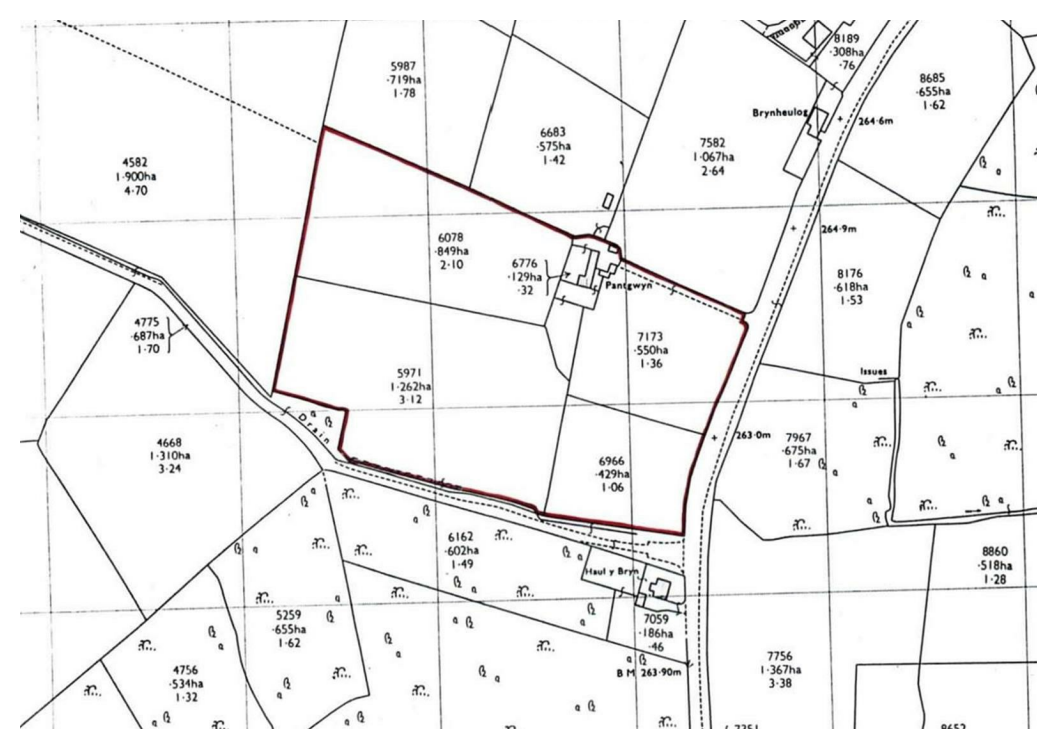
Cold Store
11'2" x 5'10"

Workshop
11'2" x 18'1"

Detached double garage
18'0" x 29'6"

Detached Camper/Caravan Garage
26'8" x 12'10"





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

COUNCIL TAX BAND: D - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity. The Solar Panels have a FIT with OVO and are owned by this property and were installed in 2013.

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard - up to 10 Mbps Download, up to 20 Mbps upload *** EE Broadband - 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 the property is within the Pembrokeshire National Park.

RIGHTS & EASEMENTS: The seller has advised that the TV mast owners have to ask permission to come onto the top field to clean a trench next to the mast (not near the house) however the owner informs us that in the 35 years they have lived here they have never done this.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The owner advises that the TV mast will apparently be upgraded at some point in the future.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. There is a TV mast to the rear of this property's land - this is NOT on this property's land or accessed through this property at all.

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/09/24/OK/TR









SILVERSTONE
Green Energy
T: 01824 888 330
www.silverstone.co.uk



SUNNY BOY







DIRECTIONS:

Head out of Cardigan along the A478 heading for Crymych. As you enter the village of Crymych continue on to for 2 miles until you reach the village of Pentre Galar you will see a White House called Brynheulog on the right alongside the road, and the entrance to the property is found a short distance after on the right - What
Three Words Reference ///classmate.sweat.plump





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C	74	
(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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



EST 2021