



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

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- 3/4 bed detached 7.8 acre smallholding
- Stunning, far-reaching mountain and hill views to the front and sides
- Beautiful, gently sloping pastureland split into 4 fields
- Owned solar panels with FIT
- About 20-minute drive to Narberth
- Surrounded by its own land on three sides
- Property was re-built in 1992 on the site of original farmhouse
- Generous garden with ample space for a polytunnel and veg beds
- Around 3 miles to shops in Crymych
- Energy Rating: C

About The Property

This charming smallholding, sitting in around 7.8 acres, offers a unique opportunity for those seeking a tranquil countryside lifestyle.

Re-built in 1992, this modern detached farmhouse boasts 3/4 bedrooms, 2/3 reception rooms, and 2 bathrooms, making it an ideal space for a growing family. The property sits on a generous 7.8-acre plot, providing ample space for various activities and enjoying the stunning panoramic views of the surrounding mountains.

While the property may require some modernising and updating in certain areas, it presents the perfect canvas for you to create your dream family home. The rural location ensures peace and privacy, with no immediate neighbours and the property being enveloped by its own pastureland on three sides.

Set on the edge of the beautiful Preseli Mountains in Pembrokeshire, the nearby bustling village of Crymych offers the perfect mix of rural Welsh living and essential amenities, together with easy access to the larger town of Cardigan – about 15 minutes’ drive away. Surrounded by some of the most beautiful scenery in West Wales, and just a short drive from the beaches of Cardigan Bay, Crymych is becoming increasingly popular with home buyers. As the main commercial centre for the surrounding villages, you’ll find a range of services here, including a combined primary and secondary school.

Access to the property is through the front porch, with windows to the front and side to take in the stunning, far-reaching views and a timber red door leading into the lounge. The lounge is a generous sized room, with an oil-fired Rayburn set within an inglenook which is perfect for home baking and room heat, with a window to the front to take in the views and doors leading to the sitting room and kitchen. The sitting room, currently used and set up as a home office, has an inset wood burning stove on a slate and stone hearth, and built in office units.



Details Continued:

The kitchen has fitted matching wall and base units with work top over, space for a freestanding electric cooker with an extractor over, a stainless-steel sink with drainer, space and plumbing for a washing machine and dishwasher, space for a freestanding fridge freezer, quarry tiled floor and a door leading into the rear hall. This room has a door leading out to the rear of the property and another leading into the ground floor bedroom/snug, and stairs running up to the first floor. The ground floor Bedroom 4/Snug is perfect to be used as either a bedroom or an extra sitting room/snug with understairs storage and sliding doors leading into the en-suite shower room, with a shower, wash hand basin and toilet.

On the first floor, off the spacious landing is a useful airing cupboard which houses the oil-fired boiler (servicing the hot water and central heating), the hot water cylinder with immersion heater and shelving. Doors lead to three bedrooms, two at the front which are both generous doubles with views out to the front overlooking the gorgeous mountain views, and one single to the rear with a built-in desk unit, perfect for a child's homework station or an additional home office space if needed. There is also a family bathroom with a bath, double shower, sink and toilet.

Externally
Approached off the A478 up its own private tarmac driveway, the property offers ample off-road parking to the front, side and rear for all types of vehicles. Paths lead up to the front door and on to the front and side gardens, and the attached stone barn offers great potential for conversion, while a wood store and two detached garages provide plenty of storage space. One of the garages is even large enough to accommodate a touring caravan or motorhome, perfect for those who enjoy outdoor adventures.

The gently sloping pastureland, divided into 4 fields, is stockproof and ideal for those with agricultural interests. The property also features well-maintained gardens to the front, side, and rear, complete with an orchard, greenhouse, garden shed, and space for a polytunnel and raised vegetable beds, allowing you to embrace a self-sufficient lifestyle.

In conclusion, this property offers a rare opportunity to own a piece of countryside paradise with endless possibilities for personalisation and enjoyment. Don't miss out on the chance to make this idyllic retreat your own.

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"

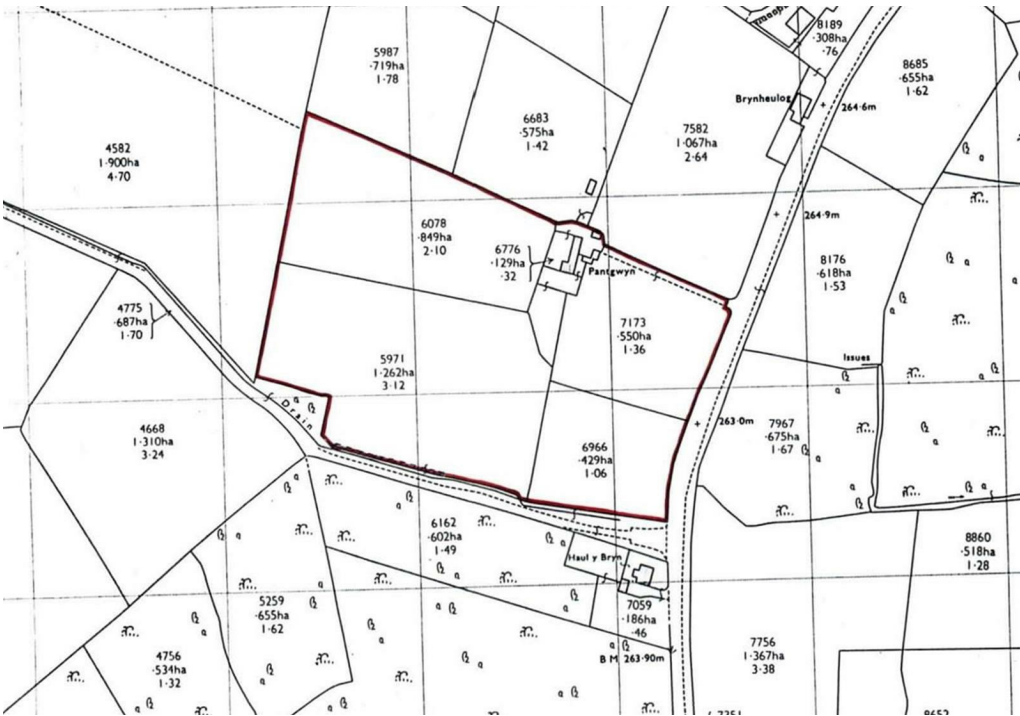
Detached double garage
18'0" x 29'6"

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](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](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













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](http://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.

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