CARDIGAN
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PROPERTIES
EST 2021

Gwarffynnon, Tregroes, Llandysul, SA44 4LZ

Offers in the region of £325,000

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- Three-bedroom detached cottage
- Stunning countryside views to the front
- Character features including wood-burning stove
- Workshop, utility room and garden store
- Popular Tregroes location, home of the famous Tregroes Waffles
- Beautifully maintained cottage gardens
- Bright sunroom overlooking the gardens
- Off-road parking for two vehicles
- Oil-fired central heating
- Energy Rating: E

About The Property

Looking for a character-filled detached cottage with a stunning garden, beautiful countryside views and useful outbuildings? This charming three-bedroom home in Tregroes combines traditional cottage appeal with well-kept accommodation, a wonderful sunroom and a workshop building, all set within one of the area's most attractive garden settings.

Situated in the pretty hamlet of Tregroes, this delightful cottage enjoys a lovely rural setting with attractive views across open countryside and a garden that is sure to be one of the property's standout features.

The cottage offers a comfortable blend of character and practicality, with accommodation arranged over two floors and plenty of natural light throughout. From the front, the property enjoys a pleasant outlook across the surrounding countryside, with beautifully maintained gardens to the front and side provide a colourful and ever-changing backdrop throughout the seasons.

The ground floor accommodation centres around a welcoming kitchen/living room, fitted with a range of matching wall and base units and offering a practical space for everyday life. Traditional cottage styling and exposed beams add character, while the layout creates a sociable atmosphere with the oil fired boiler housed in the kitchen.

The living room provides a cosy place to relax, with a wood-burning stove set within an attractive fireplace recess, creating a warm and inviting atmosphere during the cooler months. Character features continue throughout this room, helping to retain the cottage's traditional appeal.

Leading through from the kitchen is the dining room, a generous reception space with room for family meals and entertaining. A feature fireplace adds further charm and creates a focal point within the room.

One of the highlights of the home is undoubtedly the sunroom.

Details Continued:
Positioned to take full advantage of the outlook across the gardens and surrounding countryside, this bright room provides an ideal place to sit with a morning coffee, enjoy a book, or simply appreciate the changing seasons outside. Large windows frame the views beautifully and allow natural light to flood in throughout the day.

Completing the ground floor are a bathroom and separate WC.

On the first floor, the landing leads to three bedrooms. Bedroom 1 is a double room with partly exposed beams and views to the front. Bedroom two provides a comfortable single room, while bedroom three is a generous double bedroom benefitting from a built in airing cupboard housing the hot water tank, built in wardrobe and cupboard and its own en-suite shower room and enjoying elevated views across the surrounding countryside (this room could be split to offer an upstairs bathroom with the simple addition of a couple of doors. Character touches including exposed beams help maintain the cottage feel upstairs.

Externally:
The gardens are a real feature of this property and have clearly been lovingly cared for over many years. Designed in a traditional cottage garden style, they are filled with a wonderful variety of established plants, shrubs and seasonal colour.

Winding gravel pathways, planted borders, lawned areas, pergolas and seating spots and a small pond combine to create a garden that feels both attractive and relaxing. The views beyond the garden add

another dimension, with open fields, mature trees and rolling countryside forming a picturesque backdrop.

The property also benefits from off-road parking for two vehicles.

Workshop & Outbuildings

A particularly useful addition is the detached outbuilding, which incorporates a workshop, utility room and garden store. This versatile space offers excellent storage, hobby space or workshop facilities and will appeal to buyers looking for somewhere to pursue interests, undertake DIY projects or simply store tools and gardening equipment.

This is a property that offers far more than just a cottage. With its attractive accommodation, stunning garden, countryside views, useful workshop building and sought-after location, it provides a wonderful opportunity to enjoy a slower pace of life in a beautiful corner of West Wales.

INFORMATION ABOUT THE AREA:
Tregroes is a popular rural hamlet between Llandysul and the Cardigan Bay coastline, perhaps best known as the home of the renowned Tregroes Waffles. The surrounding area offers beautiful countryside, scenic walks and easy access to nearby villages and towns. The beaches and coastal attractions of Cardigan Bay are within easy reach, while the wider amenities of Llandysul, Newcastle Emlyn and Cardigan provide shops, schools, cafés and everyday services. The combination of countryside surroundings and accessibility makes this part of West Wales particularly appealing.

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.

Open Plan Lounge/Kitchen
14'0" x 22'1"

Dining room
12'4" x 12'3"

Sunroom
11'7" x 6'9"

Hallway
3'0" x 5'4"

WC area
3'1" x 6'2"

Shower Area
3'5" x 6'9"

Landing
4'0" x 11'6" max, l shaped

Bedroom 1
14'2" x 10'4"

Bedroom 2
9'10" x 6'11"

Inner hall
3'5" x 2'9"

Bedroom 3
10'8" x 12'3"

En-suite
4'11" x 7'5"

Garden Store
3'11" x 10'0"

Utility Area
8'5" x 9'6"

Workshop
9'8" x 14'6" max

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains
HEATING: Oil central heating servicing the hot water and central heating & Wood/Multi Fuel Burning Stove
BROADBAND: Not Connected - TYPE - Ultrafast / Standard available in area - with up to 1800 Mbps Download, up to 200 Mbps upload speeds available according to Ofcom. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Poor Signal / available outdoor , 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

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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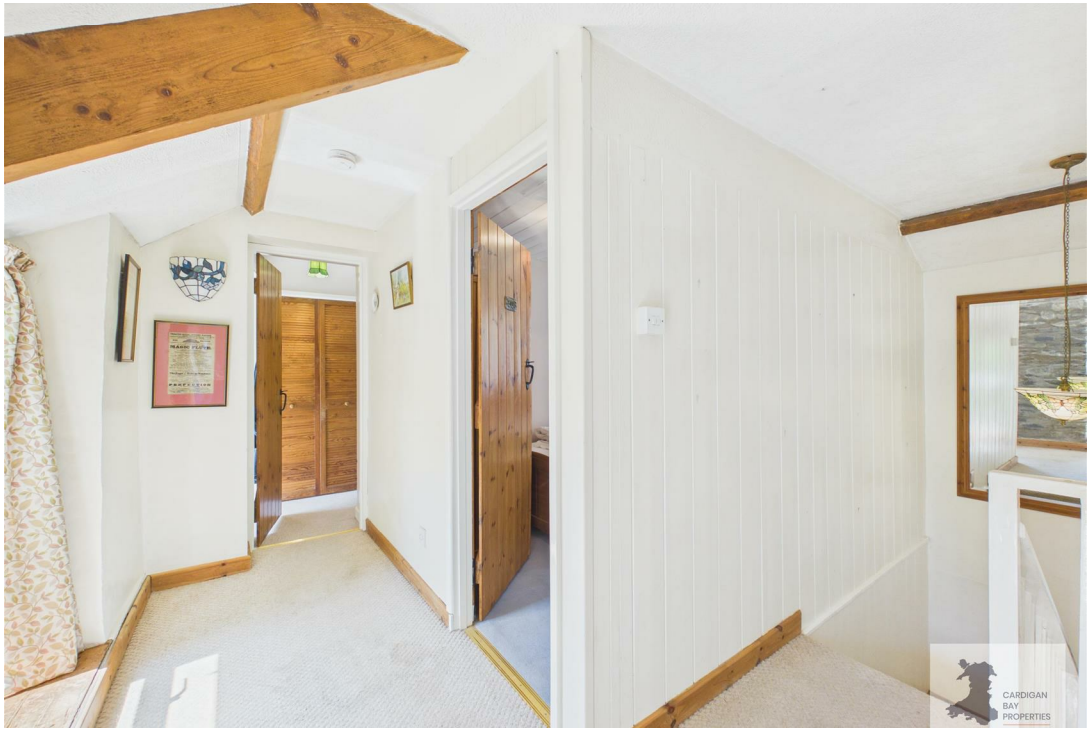
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DIRECTIONS:

From Newcastle Emlyn head out along the A475 towards Lampeter. Follow this road all the way to the Horeb Junction. At this staggerd junction go straight over, staying on the A475. Take the second left on the cross roads, signposted for Tregroes. Follow this road for about 2 miles, over a small humpbacked bridge and you will see the property on the left hand side denoted by our for sale board.

What3Words: ///requiring.enthused.petition

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	43	
(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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