CARDIGAN
BAY
PROPERTIES
EST 2021

1 Tycoed, Glogue, Crymych, SA36 0ED

Offers in the region of £317,500

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- 3-bed cottage
- Stunning barn conversion
- Ample off road parking
- Dutch barn and grounds
- 30 mins drive to the beach
- Semi-detached property
- Full of original features
- Rural countryside location
- Gardens in need of landscaping
- Energy Rating: D

About The Property

A stunning, semi-detached barn conversion, featured on Escape to the Country in recent years, set within spacious grounds, formerly part of original stone farm buildings to the neighbouring farmhouse, renovated and converted to a high standard while retaining and boasting many original features, resulting in a beautiful residential property, which would make a stylish home or be ideal to use as a holiday let or long term rental property.

Sitting on the edge of the rural village of Glogue, near Hermon in Pembrokeshire, the hamlet of Glogue was famed for its slate quarry, which operated from the late 1700s until 1926, with the arrival of the railway also helped its success. Nearby Crymych has local amenities such as shops, schools, and cafes, and the larger towns of Newcastle Emlyn and Cardigan are a short drive away, as are the incredible Pembrokeshire and Cardigan Bay coastlines and beaches of West Wales.

The property is accessed off a country lane with ample parking space. You enter the property into open open-plan living/dining/ kitchen area. This beautifully crafted space offers a generous living area, with a vaulted ceiling with exposed A-frame beams, exposed stone walls in places, wooden flooring with floor-based plug socket points, a storage cupboard, and opens into the kitchen/dining area which is partly partitioned off to give a sense of separation. The kitchen has fitted wall and base units with worktop over, space for an electric, freestanding oven, space and plumbing for a washing machine, space for an under-counter fridge, a wall-mounted "Worcester" gas combi boiler, and space for a dining table. From the main living area is a door off to the master bedroom with an en-suite. This spacious room has some exposed stonework, attic access, and a door to the en-suite shower room, with a double electric shower, wash hand basin and WC.

From the side of the kitchen area is a ramped corridor down to a door, leading to the inner hallway.

Details Continued:
The inner hall has a wooden floor, a vaulted ceiling with exposed beams, and doors off to the family shower room, and two more bedrooms. The shower room benefits from a double shower (running off the main boiler) a wash hand basin and a WC and access to an attic space. Bedroom 2 is a double/twin room with a vaulted ceiling with exposed A-frames, some exposed stonework, and a wooden floor. Bedroom 3 is a generous double room with some exposed stonework, a vaulted ceiling with exposed A-frame beams and a wooden floor.

Externally:
The property has a generous-sized garden area which is in need of landscaping making it a perfect blank canvas for its new owners to transform. There is ample off-road parking space, and space for a patio area, and lawn areas if desired. There is a very useful Dutch Barn to the left-hand side as you drive down the driveway, which offers a variety of

uses, such as an outside dining/BBQ area, or garage with a workshop etc. The very top section of the driveway has a right of way over the neighbouring property's drive for access and is currently gravelled. We have been advised by the owner that the garden will be partitioned off from the neighbouring barn and boundaries will be clearly defined by the time a sale completes. There is an LPG gas tank in the garden.

This is an outstanding barn conversion in a lovely rural setting, ideal for country living, or use for additional income.

Open Plan Living Space
15'7" x 33'3"

Porch
5'1" x 4'10"

Master Bedroom
15'8" x 16'6" max, l shaped

En-Suite
8'9" x 6'5"

Inner hallway
12'3" x 3'5"

Shower Room
10'2" x 5'4"

Bedroom 2
11'1" x 9'6"

Bedroom 3
15'0" x 9'10"

IMPORTANT INFORMATION:
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.
TAX BAND: C - Pembrokeshire County Council
TENURE: We are advised that the property is Freehold
GENERAL NOTE: Please note that 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.
SERVICES: We have not tested any services to this property. We are advised that this property benefits from Mains Drainage
BROADBAND: Superfast available - Max download speed - 72 Mbps Max upload speed - 18 Mbps PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location

MOBILE SIGNAL/COVERAGE: No 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)

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. 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.

VIEWING INFORMATION: This property is a barn conversion on a former farm. There is one other barn to be converted next door, and the owners farmhouse on the same yard. It has its own access. Currently the next-door barn has rights for their gas tank to be filled by access through this property's garden/drive, however the owners may change this if they change the heating source in the second barn (TBC). The owners have informed us that there was some traces of Japanese Knotweed at the far end of the garden area, well away from the house, they have been treating this themselves over the years and they inform us it is now barely visible.

HW/HW/07/23/OK

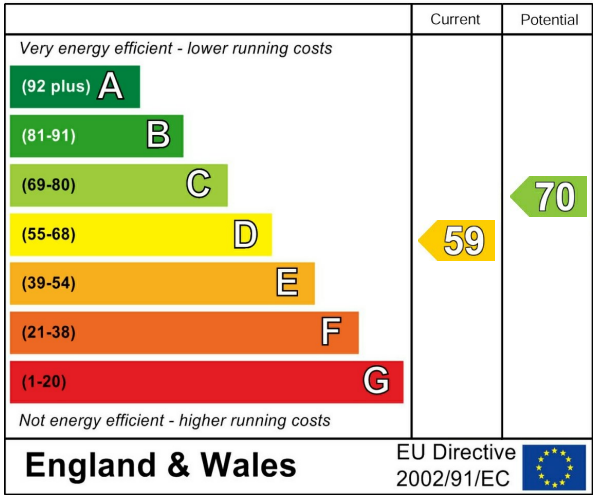
DIRECTIONS:

From Cardigan head out along the A478 to Crymych. At Crymych turn left immediately after the secondary school and head into Hermon. At the end of the road turn left, and carry of for a short distance. On the bend you will see the road carries on to the right, which a side road branches off in front of you heading to Glouge, turn left (straight on) here. Take the next left heading for Glouge. The property is located a short distance along this road, first property on the left hand side, with the dutch barn at the top of the drive and the main farmhouse in front of you. Pull into the main farmhouse drive and the owners will meet you to show you around. What3words - ///hubcaps.usages.harsh

Ground Floor

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

Energy Efficiency Rating



Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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