



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Bryn Eglwys, Llandysul, SA44 6NL

Offers in the region of £180,000



2



1



1



E







# Bryn Eglwys, Cross Inn, SA44 6NL

- Charming character cottage with original features throughout
- Modern kitchen with solid wood worktops and stylish fittings
- Separate snug/sitting room with a skylight and garden views
- Low-maintenance rear garden with artificial grass and flower borders
- Dedicated pergola space, ideal for a jacuzzi spa
- Semi-rural location, just 2.2 miles from New Quay
- Cosy living space with wood-burning stove set into exposed stone
- Two double bedrooms with original floorboards and wood panelling
- Useful garden shed with power and lighting
- Energy Rating: E

## About The Property

Looking for a charming character cottage close to the coast? Just a short distance from the stunning shores of New Quay, this beautifully updated home blends original features with modern touches, offering a warm and welcoming living space, a delightful garden, and a perfect base for enjoying the best of West Wales.

Full of charm and character, this two-bedroom cottage sits in a semi-rural village just 2.2 miles from the popular seaside town of New Quay. Thoughtfully updated while retaining its original appeal, it offers a mix of traditional features and modern comforts, making it an ideal first home or coastal getaway.

Double gates from the main road open into a small front courtyard, bordered by a low wall with ornamental shrubs. A crushed slate patio creates a neat and manageable space, with room for a wood store tucked to one side.

Stepping through the front door, the heart of the home is an open-plan living space where the kitchen flows naturally into the lounge area. The kitchen is fitted with sleek modern units, complemented by solid wooden worktops. A "Cooke & Lewis" electric hob, Neff eye-level oven, and a ceramic sink with drainer bring both practicality and style. There's space for a freestanding fridge/freezer, while the open layout keeps the area bright and sociable.

Beyond the kitchen, the living space is warmed by a striking wood-burning stove set into an exposed stone wall, creating a cosy focal point. There's ample room for a dining table and comfortable seating, making this a great spot to relax. A staircase leads up to the first floor, while an opening with a few steps leads into a separate snug/sitting room. This additional space benefits from a skylight, bringing in natural light and offering a pleasant outlook over the rear garden. A built-in cupboard houses the gas-fired boiler, and a door from this room leads into the ground-floor bathroom.

## Offers in the region of £180,000



Details Continued:

The bathroom is well laid out, featuring a bath with a shower over, a toilet, and a wash hand basin. A useful under-stairs cupboard provides extra storage.

Upstairs, two bedrooms lead off the landing. The main bedroom is a spacious double with two front-facing windows, allowing light to stream in. The second bedroom is a spacious single room which overlooks the rear garden. Both rooms showcase beautifully preserved original floorboards and

wood-panelled walls, enhancing the character of the home.

Externally:

The rear garden is designed for easy maintenance while providing an attractive outdoor space. A crushed slate path leads from the back door to a covered area—ideal for drying wetsuits or sheltering from the elements. Steps lead up to a patio area with more crushed slate and a convenient side path for storing the gas bottles. The artificial lawn offers a practical, year-round green space, framed by flower-filled borders. At the far end, a garden shed with

power and lighting provides useful storage, and a pergola with a base creates a dedicated spot for a jacuzzi spa—an inviting place to unwind at the end of the day.

A charming and thoughtfully updated home, this character cottage offers the best of both worlds—historic charm combined with modern convenience—all within easy reach of the spectacular Cardigan Bay coastline.

Open Plan Living Area

19'9" x 15'1" max

Sitting room/Snug

11'10" x 7'2" max

Bathroom

10'11" x 5'10"

Landing

3'3" x 5'3"

Bedroom 1

10'9" x 14'11"

Bedroom 2

7'9" x 9'7"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE: FREEHOLD

PARKING: On Street Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas LPG boiler servicing the hot water and central heating + wood burning stove.

BROADBAND: Connected Wireless Broadband provided by 4G LTE connection. 25+mbps - 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 , vendors advise Good coverage on EE and Vodafone inside and outside of the property. 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 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. The property is located on the side of the main A486 within the village 20mph speed limit. It is situated opposite the village Wynnstay Stores and a short walk from the village shop and pub.



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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

HW/HW/03/25/OK





















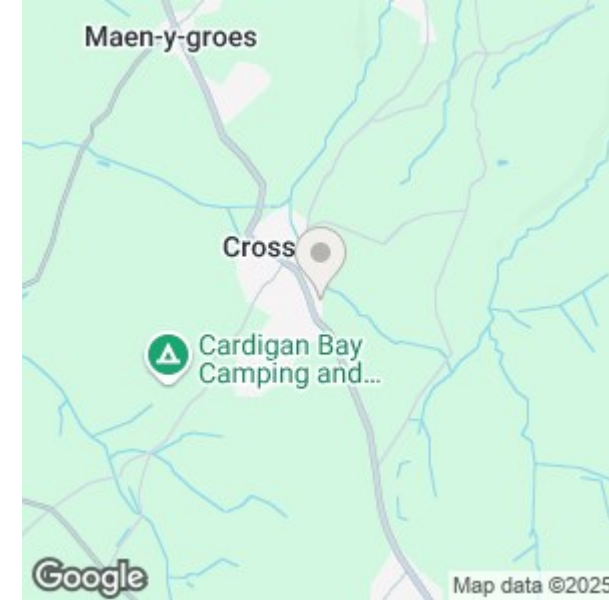
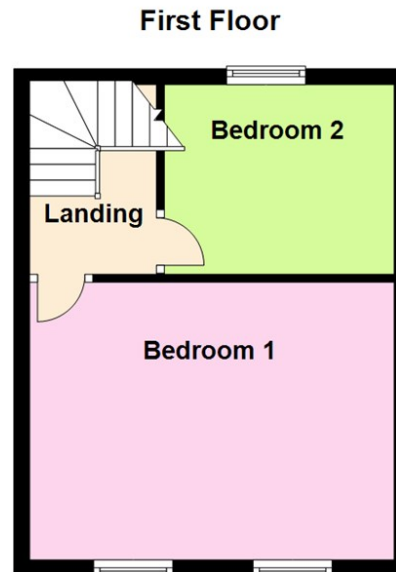
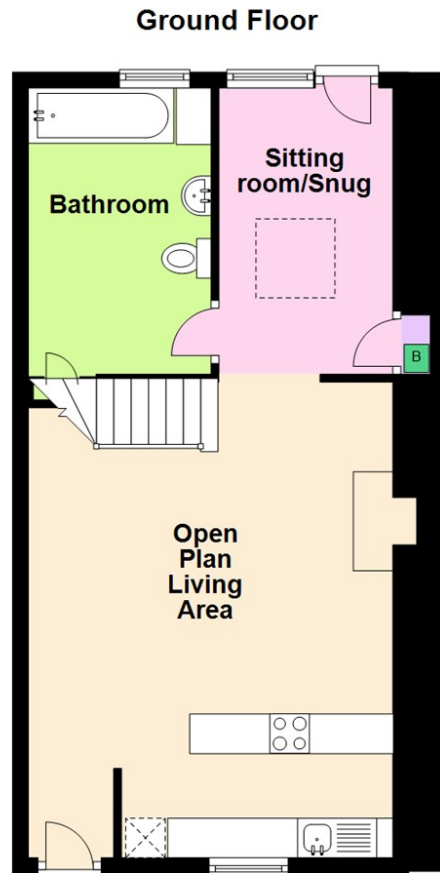


#### **DIRECTIONS:**

From Cardigan, head northwards along the A487 until you reach the village of Synod Inn, turn left here for New Quay along the A486 until you reach the village of Cross Inn. you will see this property on the left-hand side, opposite the Wynnstay food store, denoted by our for-sale board.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto: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.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)

