



**Hendraws, Pontgarreg, Llandysul, SA44 6AU**

**Offers in the region of £565,000**



CARDIGAN  
BAY  
PROPERTIES  
EST 2021





- Individually designed three-bedroom home with modern layout
- Two reception rooms, both with log burners
- Timber deck overlooking a brook at the edge of the garden
- Two en-suite bedrooms and a family bathroom
- Under two miles from Llangrannog beach and coastal path
- Detached garage with power, lighting, and workshop space
- Bi-fold doors connecting lounge to garden
- Sea glimpses from house and garden
- Half-acre plot with a mix of landscaping and rewilded woodland
- EPC Rating : B

### About The Property

This modern, individually designed three-bedroom home sits just outside the hamlet of Pontgarreg, tucked into its own private grounds, and looking out across a valley towards the distant sea. With Llangrannog's sandy beach, pubs and café culture just under two miles away, and the Ceredigion Coastal Path within easy reach, the location blends access to some of West Wales' best-loved scenery with a more tucked-away rural setting.

Arriving at the property, a gated entrance off a country lane leads to a gravel parking area, with space for several vehicles and access to the detached garage. The garage also offers room for workshop use. From here, a gravel path winds gently down towards a covered oak-framed porch that marks the main entrance to the house.

Once inside, the entrance hall immediately conveys the space and light throughout the design. From here, a wide staircase rises to the first floor, and doors open onto the living room, lounge, kitchen, utility room, and downstairs WC.

The living room is generously sized, with windows on two sides making the most of the natural light. This room offers flexibility, easily accommodating a combined sitting and dining area. A log burner set against a brick hearth and timber mantel brings warmth to the space, ideal for colder months.

The second reception room, the lounge, also features a log burner – this time on a slate hearth with a wooden mantel. What sets this room apart is the full-width set of bi-folding doors that open directly onto the patio and garden. These doors frame the view across the gently sloping lawn and valley, with glimpses of the sea beyond.

The kitchen is designed with both function and personal touches in mind. A range of base and wall units lines the walls, and there's room for a dining table. Cooking facilities include an induction hob, eye-level double oven, and integrated dishwasher. The splashback is fitted with toughened glass that can be adapted for a personalised poster insert.



#### Details Continued

Next to the kitchen, the utility room offers additional worktop and storage space, as well as plumbing for a washing machine and sink. A stable door from here opens out onto the decked area to the side of the house – ideal for practical garden access or informal seating. The downstairs w/c is neatly tucked to the rear of the hallway and includes a wash hand basin and rear-facing window.

Upstairs, the landing is spacious, with an airing cupboard, extra storage, and doors off to all three bedrooms and the family bathroom. All three bedrooms are doubles, and two have their own en-suites.

The master bedroom is particularly well-proportioned and positioned to take in the distant sea views. It also features a walk-in wardrobe and a roomy en-suite fitted with

a double shower, w/c and wash hand basin. The second bedroom, also with an en-suite, offers a similar standard – a double shower and smart vanity unit. The third bedroom sits just across the hall from the family bathroom, which includes a full-size bath with electric shower over, w/c and basin.

#### Externally

Outside, the grounds extend to around half an acre. The front garden has been landscaped with a lawned area, mature plants and flower beds, and features a pond with an ornamental wooden bridge. From a paved seating area, steps and a ramp lead down onto the grass, and the setting opens up to the surrounding views.

To one side of the house, a log store and sheltered work area offer a space for storing and preparing firewood, and there's also a garden shed. A second gated

entrance allows alternative access from the roadside, with a grassed track that leads into the rear section of the garden.

The rear of the plot has been allowed to grow in a more natural state, creating a small rewilded woodland space that supports local wildlife. A brook runs gently along the lower edge of the garden and can be seen and heard from a timber deck built just above it – a quiet spot for sitting out, eating outdoors, or simply listening to the flow of the water.

Everything about the design of this property has been thought through with a sense of light, space, and flexibility. Whether using it as a family home or a base for coastal living with room to entertain and relax, the layout supports both day-to-day functionality and slower living.

The location adds further value. Though set on the edge of a rural hamlet, it's only 1.8 miles to the coast at Llangrannog, and even closer to the hidden footpaths and wild headlands that make this part of Ceredigion so popular with walkers and holidaymakers alike.

There's a blend here that's hard to find: a modern, well-planned home with just enough land to feel spacious without being too much to manage. It's far enough out to feel separate from busy village life, but close enough to reach everything needed – beach, shop, pub, and coastal walks – in a few minutes by car or bike.

This is a home that offers something practical and well-made, in a location that balances rural with coastal, privacy with proximity. Thoughtful design runs throughout, and while the layout supports family life, it's just as suited to those looking to work from home, host guests, or downsize without compromising on individuality or garden space.

Hallway  
17'3" x 12'1" (max)

Lounge  
17'6" x 15'3"

Living Room  
21'9" x 17'5"

Kitchen  
14'9" x 12'7"

WC  
7'10" x 4'7"

Utility  
9'2" x 6'7"

Landing  
19'0" x 5'0"

Bedroom 1  
21'10" x 17'7"

En-suite  
8'11" x 8'2"

Bedroom 2  
16'2" x 12'11"

En-suite  
9'6" x 7'3"

Bathroom  
8'9" x 6'7"

Bedroom 3  
14'9" x 11'8"

Detached Garage  
17'6" x 14'2"

#### INFORMATION ABOUT THE AREA:

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.

Pontgarreg, only 1.8 miles from the ever-popular coastal village of Llangrannog, with its sandy coves and cosy village pubs, cafes, village shop and all within each reach of the Ceredigion Coastal Path in this very popular part of Cardigan Bay in West Wales. The market town of Cardigan is only 11 miles away with all the amenities of a larger town.





#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build / Timber Framed

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating, Log burners in the lounge & living room

BROADBAND: Connected – TYPE – Standard \*\*\* up to 25.8 Mbps Download, \*\*\*Cable – 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 poor, 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 the neighbours septic tank is located on the properties land, so they have a right of way to maintain and empty it.

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 is a ramp to the 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.

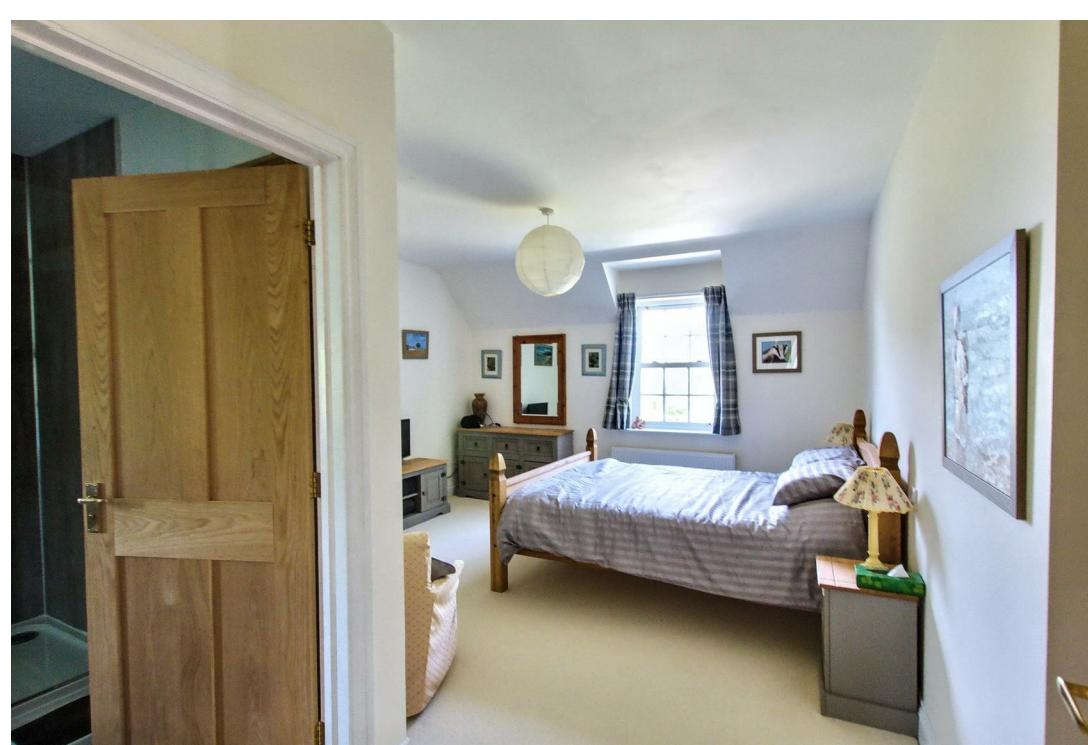
**VIEWINGS:** By appointment only.

**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.

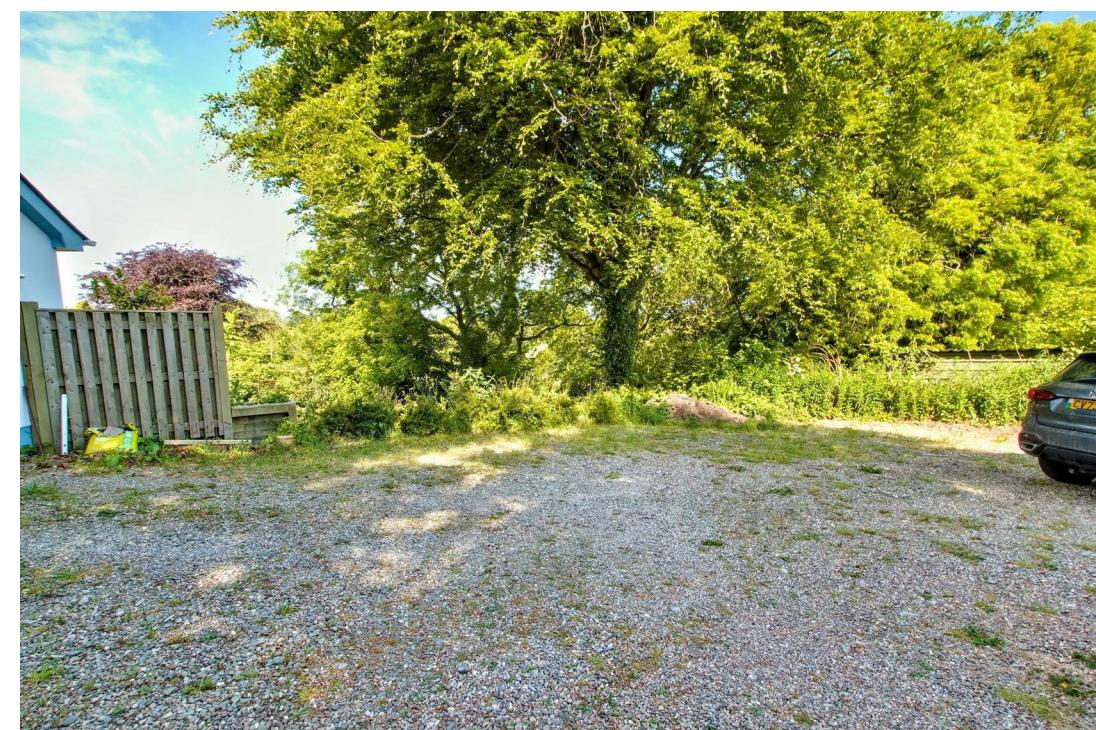
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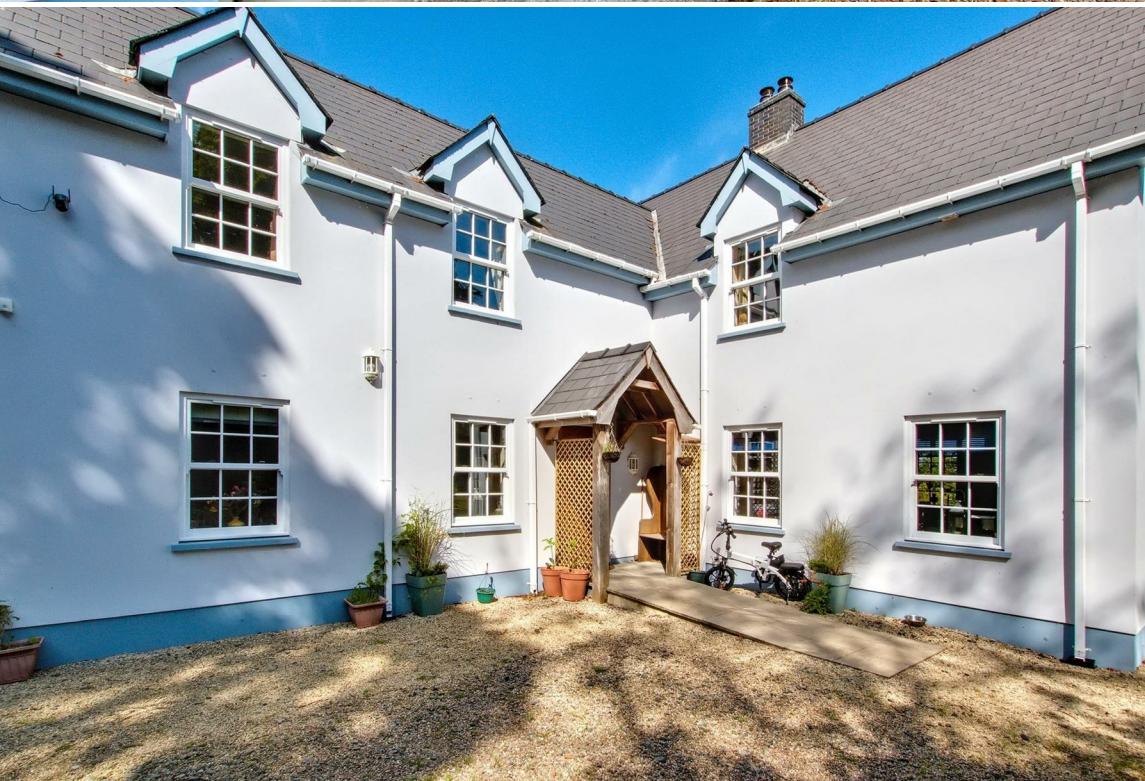






#### DIRECTIONS:

From Cardigan, head northwards along the A487 until you reach the village of Brynhoffnant. In the village turn left onto the B4334 heading towards Llangrannog. Drive for about a mile and go down the hill. About halfway down you will come to a crossroads, turn right here heading for Pontgarreg and the Urdd Centre. Carry on along this road, and drive around a sharp lefthand bend, and the property is on your left (just before you reach the village of Pontgarreg). Denoted by our for sale board.





Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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