



Cilfor, Llandysul, SA44 6AH

Offers over £375,000



Cilfor, Llangrannog, SA44 6AH

- 3 Bed detached bungalow
- Original features and wood burning stove
- Ample off road parking
- Useful detached outbuildings/workshop
- 25 Minute drive to Cardigan Town
- Deceptively spacious property
- Useful loft space/possible 4th bedroom (STPP)
- Enclosed rear garden
- Only 1.5 miles to Llangrannog beach
- Energy Rating: E

About The Property

A beautifully presented, spacious 1930s era detached bungalow situated above the village of Pontgarreg which is a short drive from the sea side village of Llangrannog, set within its own grounds with ample off road parking, detached outbuildings and enclosed rear gardens. The picturesque coastal village of Pontgarreg, is 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.

Access to the property is through a door into the side porch where there is ample space to store boots and coats, from here a door opens into the kitchen. This is a welcoming space, with an oil fired Rayburn at its heart which provides cooking facilities and hot water during the winter, several areas of matching modern wall and base units with work tops over, space and plumbing for a dishwasher, built in electric oven and hob with extractor over, sink and drainer, and doors off to the walk in pantry, airing cupboard, inner hall and another side porch. The walk in pantry has wall and base units and is a useful space for additional storage. The airing cupboard is a spacious room with space for coats and shoes, and houses the hot water tank (in another cupboard) with immersion heater for heating the water during the summer months.

The side porch offers another access point into the property and has space for some seating, and a doorway into the hall.

The inner hall has built in original cupboards, a door into the lounge, and a door out to the utility and laundry rooms.

The laundry room has a window to the front, space to dry clothes and a door into the utility area. The utility area has a sink, space and plumbing for a washing machine, corrugated plastic roof and a door into the wood store.

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Details Continued:

The wood store has a door out to the rear garden.

The lounge is a very generous sized room with a pretty bow window to the front with stained glass panels in the top sections of the windows, a fireplace with a wood burning stove sitting on a tiled hearth with brick surround and wooden mantle, and pretty, original feature stained glass windows to the side. A door from the lounge leads to the main hallway, with doors to a walk in cupboard (currently used as a walk in wardrobe) Three double bedrooms, the family bathroom and a door to steps leading up to the attic room.

Two of the bedrooms are to the front of the property with good sized picture windows offering views over the front garden and the woodland beyond, and the third bedroom

(currently used as a home office) is to the rear. The bathroom is fitted with a bath with a shower over, a vanity wash hand basin and a toilet. The attic room is accessed up narrow, steep steps onto a small landing area, with a door into the room which is perfect for storage, or could be converted into a fourth bedroom subject to the necessary planning/building consents. There is also a sliding door off the landing into another loft storage area.

Externally:

The property is accessed off a county road, through a brick built pillared gateway onto its own driveway, with ample off road parking for at least 4 vehicles. The front garden is mainly lawn with mature and well arranged borders planted with a mix of box hedging, flowers and shrubs, with mature hedging on the boundaries. Steps lead up to the house from the lawn, with a path

leading to a front pillared veranda, and the driveway leading to the detached outbuilding and around to the rear of the property.

To the rear, the first section of grounds leads to the side porch, and a gate leads into the second section of the rear garden. This is an enclosed, space with fencing/mature hedging around offering privacy and security. A path leads to the second side porch and up to a decked area where you can enjoy some outside dining and entertaining. A door leads into the detached garage/workshop, which is split into two sections. This space is sectioned into pens which were used in the past for poultry and as kennels but is now used as storage and workshop spaces.

The garden has paths leading up to a lawn area, raised flower beds and raised vegetable beds at the top. There is also a covered area which would be ideal for enclosing to turn into a potting shed, or to use as as covered BBQ area, if desired. There are two more useful outbuildings, one block built, and one a mix of block and timber built, again offering ample storage, or wood store space. There is also an outside WC just to the side of the second porchway.

This is a charming property is a must view, perfect for anyone looking to be close enough to the beach and countryside to enjoy the benefits this way of life brings.

Rear Porch
3'5" x 12'0"

Kitchen/Breakfast Room
10'11" x 18'6"

Airing Cupboard
6'7" x 8'0"

Pantry
3'11" x 7'11"

Porch
16'0" x 8'4" max

Inner Hallway
3'10" x 5'10"

Laundry Room
6'6" x 24'9"

Utility
6'6" x 17'3"

Wood Store/shed
6'6" x 16'9"

Lounge
10'11" x 25'3" plus bay

Hallway
3'4" x 17'5" max, I shaped

Walk-in Wardrobe
5'10" x 7'6" max

Bedroom 1
13'11" x 10'2"

Bedroom 2
10'5" x 10'2"

Bedroom 3
10'5" x 10'4" max

Bathroom
6'11" x 6'7"

Stairs to attic
2'11" x 7'0"

landing area
11'1" x 3'6"

Attic Storage Room
16'5" x 11'1"

Attic space

Outside WC
7'7" x 3'1"

Detached garage/workshop, room 1
1889'9" x 12'5"

Detached garage/workshop, room 2
18'6" x 12'7"

Shed 1
12'4" x 10'5"

Shed 2
11'3" x 9'8"





IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build, possibly asbestos sheets in the attic walls and the corrugated roof on the shed.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil external boiler servicing the central heating. Oil fired Rayburn servicing the hot water in the winter, and immersion heater heating the hot water in the summer.

BROADBAND: Connected - TYPE - Ultrafast / Standard available in area 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 (possibly not with Three), 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 owners have advised us that there is asbestos sheeting on the outbuilding roof and there is also asbestos in the attic wall boarding, staircase boarding and ceiling, and also in the textured coating in the living room ceiling.

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. 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.

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.

HW/HW/04/24/OK











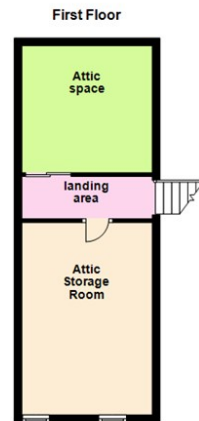
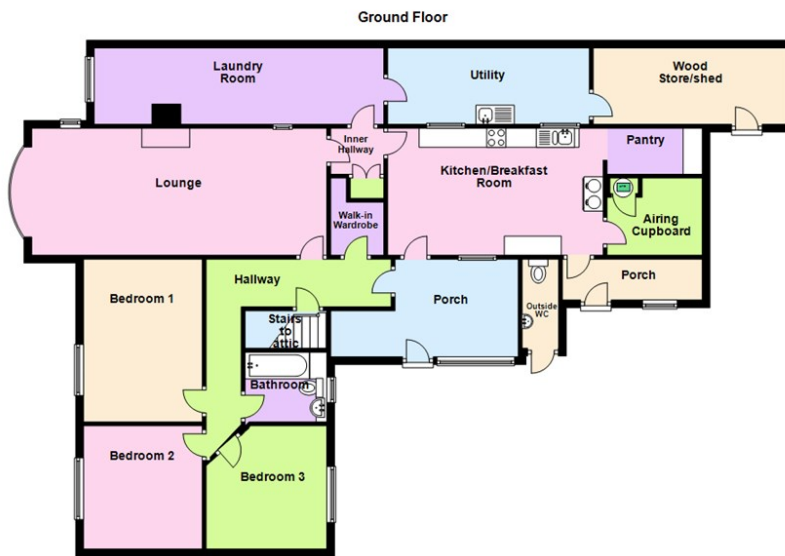


DIRECTIONS:

From Cardigan head north along the A487 until you reach the village of Brynhoffnant. Turn left onto the B4333 heading to Llangrannog. As you go down the hill you will come to a cross roads, turn right here heading to Pontgarreg and The Urdd. Take your first left (sign posted Yr Urdd) and follow this road all the way to the end. Turn right and carry on and take your first left. Go up the hill for almost a mile, passing a small farm shop, and you will see the property on your left and side (the last bungalow on the right before you reach Gilfach Caravan Park) What3Words:

///gadget.heats.landlady





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	44	
(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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