



CARDIGAN
BAY
PROPERTIES

EST 2021

Pencarniced, Llandysul, SA44 4LZ

Offers in the region of £290,000





Pencarniced, Tregroes, SA44 4LZ

- Detached Welsh stone cottage dating to circa 1870
- Three bedrooms plus additional reception/office space
- Two timber summer houses with services and workshop space
- Ten owned solar panels generating FIT income
- Accessible location for towns, schools and Cardigan Bay coastline
- Originally two cottages, now one well-proportioned home
- Multi-fuel stove with back boiler supplying heating and hot water
- Terraced gardens backing onto woodland
- Parking, log store, bike shed and garden sheds
- Energy Rating: D

About The Property

Looking for a character Welsh stone cottage with generous accommodation, stunning views, solar panels and additional cabins set within a valley setting in West Wales? Pencarniced combines original features, flexible living space and terraced gardens with countryside views, within reach of Cardigan Bay and nearby market towns.

Pencarniced is a characterful detached Welsh stone cottage dating back to around 1870, set within the Cerdyn Valley countryside of West Wales. Originally two separate cottages that were carefully combined, the property now offers generous, flexible accommodation while retaining the features that give it real identity, including exposed stonework, timber beams, quarry-tiled floors and a traditional Welsh slate roof.

The approach leads to parking for two vehicles at the front, along with a small seating area, log store, bike shed and side access to the rear garden. Five solar panels are fitted to both roof pitches (10 in total), owned outright and providing quarterly FIT payments.

A stable door opens into a spacious entrance hall, a practical and well-used area with floor-to-ceiling pine cupboards providing excellent storage. A secondary staircase rises from the hall, with built-in storage beneath and a tall "Crittall" style window drawing in natural light and views across the valley.

The main living room sits at the heart of the cottage and immediately shows off the building's origins. Quarry-tiled flooring, exposed stone walls and a vaulted ceiling give the room real depth, while a substantial fireplace houses a multi-fuel stove with a split saddle boiler supplying the central heating and hot water system. A long, metal-framed "Crittall" style window frames views across the surrounding countryside, and double-glazed French doors open directly to the garden and steps leading outside.

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Details Continued:

The kitchen is open-plan to the living room, creating a sociable layout that works particularly well for everyday living. Finished with quarry tiles, the kitchen includes a stainless-steel sink and drainer, an electric oven with gas hob, space for a washing machine and extensive storage. A two-door pantry provides room for a fridge, freezer and additional appliances, and a breakfast bar subtly separates the kitchen from the living space. Stable doors open to the front of the property, where log and bike storage are positioned, and a front-facing window looks out across the valley.

One of the cottage's bedrooms is accessed via a wooden staircase from the living room. This double room features sloping ceilings, exposed beams, pine floorboards and a front-facing dormer window with views towards the River Cerdyn and

surrounding countryside.

The bathroom sits on the ground floor and is well-proportioned, fitted with a bath and both stove-powered and electric showers, WC, wash basin, wall-mounted radiator and shelving. A steel-framed window, cork-tiled flooring and exposed ceiling beams reflect the character seen throughout the house.

A particularly flexible part of the accommodation is the additional reception room, currently used as a sitting room/storage with a step down to a separate office area/sunroom. This space offers a range of options, whether as a sitting room, fourth bedroom or workspace. Pine floorboards, a wall-mounted radiator and a fireplace recess with closed chimney (perfect for installing a log burner with flu if needed) and steps lead down to the

sunroom which is complemented by windows on multiple sides in the office area, all taking in open countryside views.

Two further double bedrooms are located on the upper level, both with sloping ceilings, exposed beams, pine flooring and dormer windows. One bedroom enjoys front-facing views across the valley, while the other looks to the rear, offering a different aspect over the gardens and woodland beyond. Bedroom 2 houses the solar panels inverter and the hot water tank.

Externally:
Outside, the rear gardens are a real feature of Pencarniced. Set across three terraced levels and backing directly onto woodland, with stunning views to the front over the valley, the grounds offer a good sense of privacy and variety. The woodland behind the garden is known locally for bluebells in the spring months. Steps from the side of the cottage provide an alternative access route to the rear garden, where two additional garden sheds are located.

Within the grounds are two timber summer houses/log cabins, both positioned to take full advantage of the surrounding countryside and views. The first cabin includes a veranda on three sides, a log burner, timber flooring and electricity and lighting, making it well suited as a studio or occasional accommodation. To the side (between the two cabins) is a long-drop toilet, The second cabin includes a single veranda, a workshop area with kitchen and shower facilities, and is fully serviced with water, electricity and lighting. Windows on all sides create a bright interior and maintain strong visual links with the landscape.

Overall, Pencarniced offers a well-balanced mix of period character, adaptable accommodation and outdoor space, set within a part of West Wales that remains well connected to towns, schools and the coastline. Viewing is recommended to appreciate how the spaces work together and the setting that surrounds the cottage.

INFORMATION ABOUT THE AREA:
Despite its rural position, the location is practical for day-to-day needs. Tregroes lies approximately 12 miles from the university town of Lampeter, around 8 miles from the historic market town of Newcastle Emlyn and roughly 19 miles from Carmarthen. The harbour towns of New Quay and Aberaeron are each within about 13 miles, with access to the A487 connecting north to Aberystwyth and south towards Cardigan Bay and its coastline. Llandysul, the Bro-Teifi Welsh-medium school, GP surgery and the Paddlers Canoe Centre are all within approximately 2.5 miles.

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.

- Hallway
- Lounge/Kitchen
- Bathroom
- Sitting Room
- Sunroom
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Log Cabin
- Cabin/Workshop

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 main house, Timber Framed sunroom to front.
SEWERAGE: Private Drainage – Septic tank with soakaway in the field across the lane. Written permission for this.





ELECTRICITY SUPPLY: Mains & Solar Electricity – Owned by property. 2.5 kw installation. FIT installation eligibility until 1/5/33 at export rate of 7.14p per kwh and generation rate 23.7p per kwh

WATER SUPPLY: Mains

HEATING: Solid fuel via 12 kw multi fuel stove in the lounge with a back boiler

BROADBAND: Connected – TYPE – Superfast / Standard available – up to 1800 Mbps Download, up to 220 Mbps upload available in the area, FTTP, PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are no issues that they are aware of. / details...(Eg any unsafe cladding, asbestos etc)

RESTRICTIONS: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of. / details...

FLOOD RISK: Rivers/Sea – High / Medium / Low / N/A – Surface Water: High / Medium / Low / N/A

COASTAL EROSION RISK: None in this location – OR High / Medium / Low

PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of. / details...

ACCESSIBILITY/ADAPTATIONS: The seller has advised that there are no special Accessibility/Adaptations on this property. / details...

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. 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.

VIEWINGS: By appointment only. **ADD ANYTHING RELEVANT HERE**

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/01/26/OK









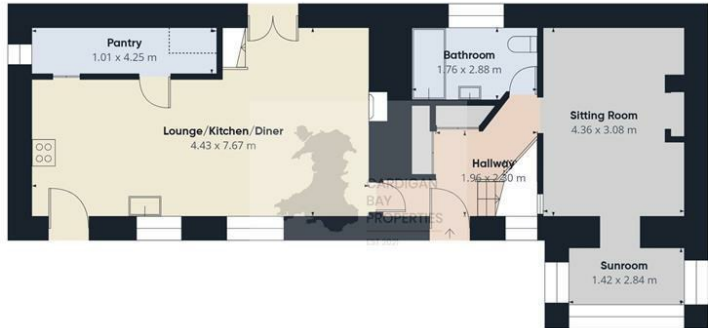




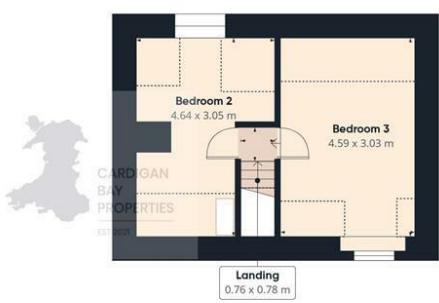
DIRECTIONS:

From Llandysul, head towards Synod Inn along the A486. At Horeb turn right onto the A475 and follow this for a mile or so. At the first crossroads turn left for Tregroes, carry on along this road for about a mile and the property will be found on the left hand side, denoted by our for sale board. What3Words:
///struck.spend.crouches





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 3



Floor 0 Building 2



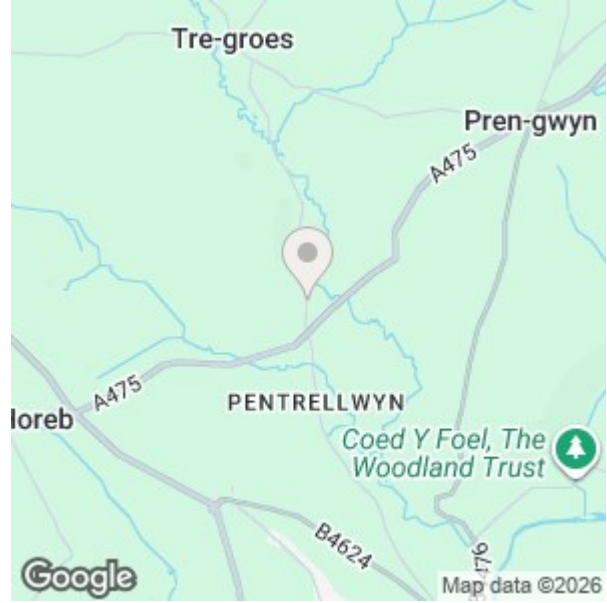
Approximate total area^m
135.8 m²
Reduced headroom
13.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(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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