



CARDIGAN
BAY
PROPERTIES

EST 2021

Ysgoldy, Llandysul, SA44 6RN
Offers in the region of £460,000



3



2



1



G



Ysgoldy, Rhiw Gam

Ysgoldy, Llangrannog, SA44 6RN

- 3 bed detached house
- Sea views and walking distance to the beach
- Ground floor bedroom and shower room
- Ample off road parking
- Only 12.4 miles to popular Cardigan Town
- Former school built for Master Mariner and Bard, Cranogwen
- Spacious open plan lounge/diner
- Wood burning stove & electric heating
- 2 Miles to Brynhoffnant
- Energy Rating: G

About The Property

Tucked in off the road and facing the coast on the outskirts of the charming seaside village of Llangrannog, this detached house, steeped in history, presents a unique opportunity for those seeking a blend of character and modern comfort. Originally built in 1846 as a navigation school for the renowned Sarah Jane Rees, also known by her bardic name, Cranogwen, this property boasts a rich heritage and still has the original school bell tower in place (minus the bell). With one reception room, three bedrooms, and two bathrooms, this home offers a perfect balance of space and functionality. Convenience is key with a ground floor bedroom and shower room, while the first-floor hosts two additional bedrooms and a bathroom, providing ample accommodation for residents and guests alike. Imagine waking up to the serene views of the sea through the wooded valley, a true delight for nature enthusiasts.

Llangrannog is a gem of West Wales with its vibrant community, a cosy pub, cafes, and beautiful beaches. It is a lovely place to escape from the hustle-bustle of life, the village of Brynhoffnant is a short drive up the hill and has a Londis shop and petrol station and a pub, nearby Cardigan town & colourful Aberaeron are only a 20-minute drive away.

Entry to the property is through a door into the boot room/utility area with slate tiled flooring, worktop with storage under and space/plumbing for a washing machine and tumble dryer, a door into the ground floor shower room and an opening into the inner hall.

The ground floor shower room had a corner shower, a toilet and a unique, bespoke wash hand basin sitting upon an old school desk which has been cleverly transformed to keep the historical character of the property's origins.

The inner hall has a useful storage cupboard and doors into the ground floor bedroom and the open plan lounge/diner.

The ground floor bedroom is a useful double with windows out to the rear of the property.

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Details Continued:

The open-plan living/dining area seamlessly combines a kitchen, ideal for both everyday living and entertaining. There is ample space for a family dining table, with floor length windows and a door to the front giving access to the front patio and to take in and appreciate the distant sea views down through the valley to Llangrannog and Cardigan Bay. From the dining area an opening leads into the kitchen, with matching base units with work tops over and open shelving above, a freestanding electric oven, space for a fridge, and an opening above one of the worktops which overlooks the lounge area and provides a breakfast bar on the other side if needed, perfect for

entertaining. The dining area opens up into the lounge which has a vaulted ceiling with picture window on the pretty feature gable end wall, and a STUV 8kw wood burning stove on a slate hearth with a pretty wooden surround.

Stairs lead up to the first floor, with a landing and a gallery area which overlooks the lounge below. The landing has a useful airing cupboard and storage and houses the hot water tank with immersion heater, and leads to the two double bedrooms, both with beautiful views down the valley to the sea, and both with built-in open wardrobes and shelving. The family bathroom comes with a toilet, a wash hand basin set on top of a slate

windowsill and a deep short roll-top bath which is a luxurious and compact free-standing bath with a Victorian-inspired design and a modern twist, adding that extra special bit of class to this property.

The ground floor features electric underfloor heating, complemented by wall-mounted electric heating, ensuring warmth and comfort throughout, while the first floor has electric wall panelled heaters.

Externally:
Step outside to discover a patio at the front, offering distant sea views, and further, ascend the steps to a side patio with a charming seating area, perfect for enjoying a morning coffee or evening sunset. The proximity to Llangrannog beach, just a leisurely stroll away, adds to the allure of this property, making it an ideal retreat for beach lovers.

There is ample off-road parking on a gravel driveway for 2/3 cars, with a gated access to the rear of the property, perfect for storing paddle boards, kayaks or other beach equipment.

In summary, this historic property not only offers a comfortable living space but also a glimpse into the past, making it a truly special place to call home. Don't miss the chance to own a piece of history in this picturesque coastal village

Boot Room/Utility
8'11" x 6'6"

Shower Room
6'11" x 6'6"

Inner Hallway
6'3" x 4'0" plus storage

Bedroom 1
9'2" x 11'9"

Dining Area
7'11" x 15'7"

Lounge Area
11'9" x 17'10" max

Kitchen
9'4" x 7'4" max

Landing
16'2" x 17'9" max, l shaped, plus gallery

Bedroom 2
12'6" x 9'1" max, plus storage

Bedroom 3
8'10" x 12'6" max, plus storage

Bathroom
4'9" x 8'7" max, l shaped

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

COUNCIL TAX BAND: E – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating, with electric underfloor heating on the ground floor together with wall mounted electric heating, and an immersion heater for hot water plus Wood Burning Stove

BROADBAND: Connected – TYPE – Standard ***up to 8 Mbps Download, up to 0.9 Mbps upload ***





FTTP, FTTC, ADSL, Satellite, Wireless – Mobile Internet. – 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: Signal Available, limited with some suppliers, 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 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, although the property does benefit from a ground floor bedroom and a shower room

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>

HW/HW/09/24/OK

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 owner has informed us there are some small bats in the attic space.

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.







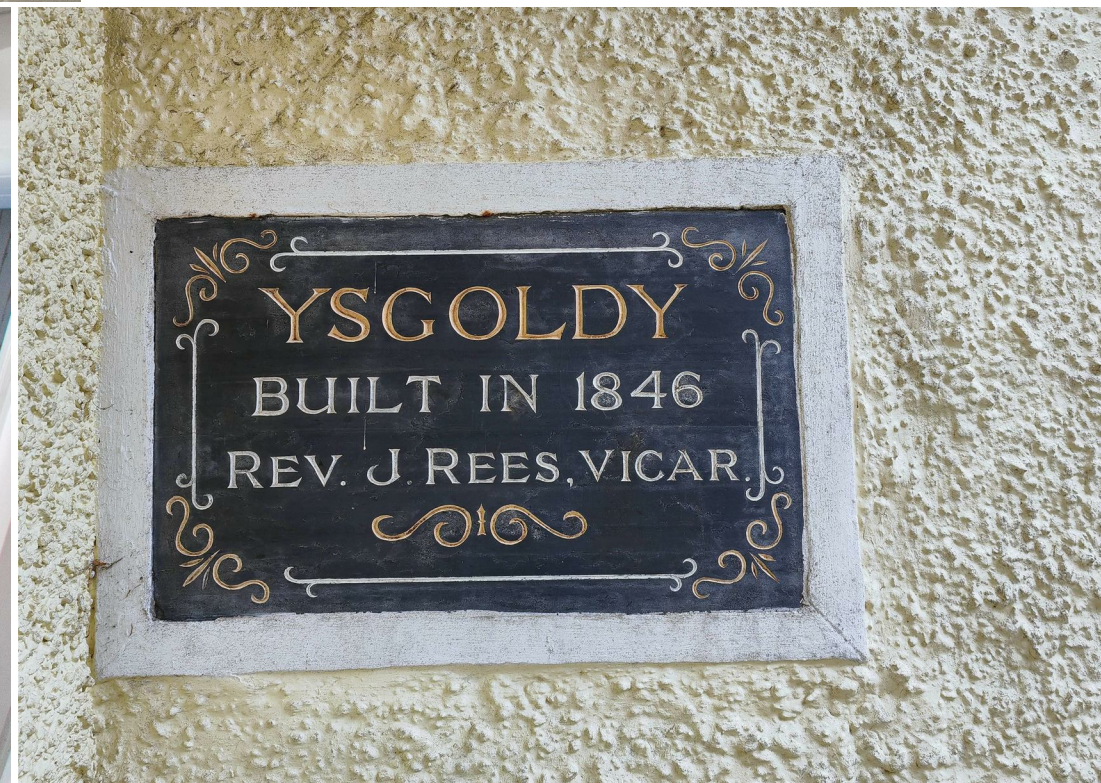


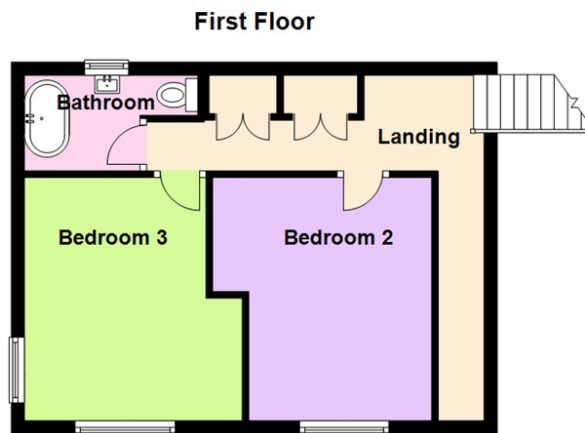
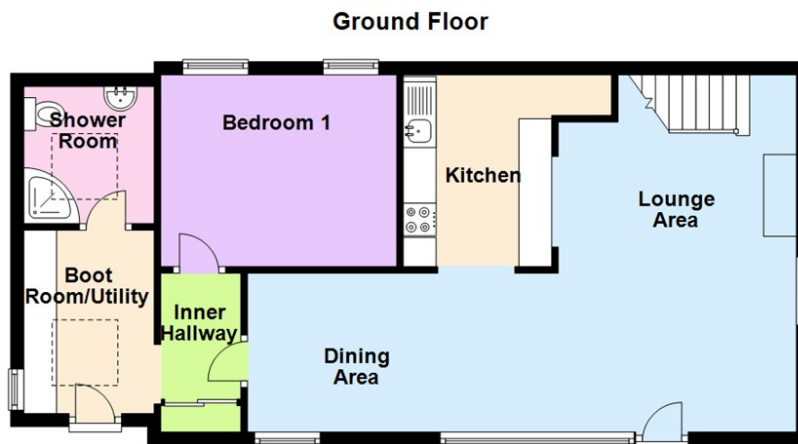




DIRECTIONS:

From Cardigan proceed towards Aberystwyth on the A487 for roughly 11 miles. In Brynhoffnant turn left to Llangrannog and carry on this road for a mile or so and around a sharp left-hand bend, the property is seen just around this corner on the left-hand side.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
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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