



 CARDIGAN BAY PROPERTIES  
EST 2021

**29, Pentrehedyn, Newcastle Emlyn, SA38 9EG**  
**Offers in the region of £370,000**

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# 29, Pentrehedyn, Adpar, SA38 9EG

Offers in the region of £370,000

- Detached 4 bed bungalow with extended layout
- Sun-room with underfloor heating and stunning views
- Updated kitchen with island and Rangemaster cooker
- Ample off-road parking plus space for a touring caravan
- Sought-after location close to Newcastle Emlyn and Cardigan Bay
- Converted garage with en-suite – ideal for annexe potential
- Raised decked patio overlooking countryside and town
- Four double bedrooms, two with en-suites
- Private, well-planned gardens with greenhouse and storage room
- Energy Rating: D

## About The Property

Looking for a spacious, updated bungalow with spectacular views and real versatility? This extended four-bed home on a generous corner plot delivers stylish interiors, a sunroom, and panoramic countryside views across Newcastle Emlyn – all just a short drive from Cardigan Bay in West Wales.

Tucked away in a small cul-de-sac, this detached bungalow offers more than initially meets the eye. Sitting on a sizeable corner plot, there's room to park multiple cars, plus a touring caravan/motorhome (with charging point), on the wide tarmac driveway behind bespoke gates. The views are a real highlight – stretching out over the rooftops of Newcastle Emlyn and out towards the hills of West Wales.

The layout has been thoughtfully extended and adapted, giving the house plenty of flexibility depending on what's needed. The former garage has been converted into a comfortable main bedroom with its own en-suite, and there's even potential to turn this section into a self-contained annexe with its own access. Next to this is a second room currently used as a walk-in wardrobe, but with water already connected, it could be kitted out as a kitchenette.

The hallway has a warm feel, thanks to the solid wooden flooring that runs through several parts of the home. Doors open into the main lounge where there's a marble fireplace with gas fire, adding a bit of character and comfort.

The kitchen is well laid out, with matching wall and base units, wooden worktops and a central island for prep or casual dining. A Rangemaster cooker with a five-ring gas hob, hot plate and electric double oven fits perfectly with the feel of the kitchen, and there's also a freestanding fridge. From here, double patio doors lead into the sunroom – a more recent addition with electric underfloor heating with its own controls, and space for a wood-burning stove (Please Note: the one in the photos/video is not included in the sale).



Details Continued:

Glazed on two sides, the sunroom brings in plenty of natural light, and the views out over the rear garden and hills beyond speak for themselves. Sliding doors open straight onto the decked patio, which offers space for seating and a fire pit.

Back through the kitchen is the utility room – practical and well-equipped with matching cupboards and worktops, plus a sink, plumbing for appliances, the partly enclosed airing cupboard which houses the oil-fired boiler for the hot water and central heading, and access to a rear WC and the outside deck.

There are three further bedrooms accessed from the hallway, all of which are doubles. Two have built-in wardrobes, while the third has full wall-length fitted wardrobes with sliding doors, an electric skylight with rain detection, and its own modern en-suite shower room. The main family bathroom has also been updated, with a contemporary oval bath and overhead shower, vanity unit with sink, and a WC.

Externally:

Outside, the property really opens up. Raised beds, gravel and slate paths, fruit bushes, a mature magnolia, a winding walkway give the gardens character, while still leaving room for new ideas. A greenhouse sits to one

side, and a paved paths leads right, around the property. The raised decking, accessed from both the sunroom and utility room, gives a perfect elevated spot to enjoy the views or catch some sun.

A block-built storage room at the back is another bonus – powered, lit and ready to be used for whatever’s needed, whether that’s extra storage, a home office, or even a gym. There’s an outside tap, external sockets scattered around, and plenty of space for seating, planting or pottering and a 2700lt oil tank for the central heating.

The property combines space, comfort, and practicality with lovely touches throughout, and with Cardigan Bay just a short distance away, it offers all the best of living in this part of West Wales.

Hallway  
16'6" x 18'9" max, I shaped

Master Bedroom  
9'6" x 17'11"

En-suite  
8'4" x 4'7"

Walk-in wardrobe/kitchenette potential  
8'4" x 4'1"

Lounge  
17'11" x 11'11"

Kitchen  
21'2" x 11'5" max

Sunroom  
13'6" x 12'5"

Utility room  
6'9" x 10'11" max, I shaped

W/C  
5'8" x 4'0"

Family Bathroom  
6'6" x 8'3"

Bedroom 2  
9'8" x 13'11" max

Bedroom 3  
9'4" x 10'0"

Bedroom 4  
11'8" x 11'8" max, plus wardrobes

En-Suite  
4'8" x 8'6"

Workshop  
11'11" x 6'11" approx

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: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating. (please note The wood burner has been removed from the conservatory, but someone could easily put one back in if they wanted)

BROADBAND: Connected – TYPE – Superfast / Standard available \*\*\*- up to 80 Mbps Download, up to 20 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/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Signal Available, 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 you can't run a business from the property.

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. The property is on a small cul-de-sac, and you can't run a business from the property.

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/04/25/OK













**DIRECTIONS:**

From Newcastle Emlyn town centre, head along the high street heading to the bridge. Go over the bridge and turn left at the small roundabout and follow the road up the hill along the B4571. Just as you go up the hill you will see a turning on your left for Pentre Hedyn. Turn left here and the property is the first on the left.

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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