



Croes Y Llan, Cardigan, SA43 2LF

Offers in the region of £395,000



# Croes Y Llan, Llangoedmor, SA43 2LF

Offers in the region of £395,000

- Iconic red brick home with traditional front veranda
- Beautifully modernised throughout
- Kitchen/diner with Rangemaster and log burner
- Three double bedrooms plus walk-in dressing room
- Flexible ground floor reception spaces
- Detached garage/workshop
- Separate overflow accommodation with facilities
- Private gated driveway with parking for six vehicles
- Landscaped gardens with patio, raised beds and fruit areas
- EPC rating : D

## About The Property

**\*No Onward Chain\*** Looking for a classic red brick home with real presence, generous parking and flexible extra space? This beautifully modernised property offers well-balanced living accommodation, a separate overflow accommodation, and thoughtfully arranged gardens, all in a sought-after part of Cardigan Bay in West Wales.

This iconic red brick home makes an immediate impression, with its traditional veranda, stone boundary wall and cast iron railings framing the approach. The property has been carefully modernised while retaining its character, creating a home that feels practical, comfortable and well thought through – with the added bonus of genuinely useful extra overflow accommodation.

The front door opens into the hallway, where stairs rise to the first floor and doors lead through to the principal ground-floor rooms. The lounge is a good-sized, comfortable space benefiting from a log burner with an exposed brick chimney breast, which suits the style of the house perfectly.

To the rear, a further reception room is currently used as a home office. This is a flexible room with plenty of natural light and a connecting door through to the lounge, making it ideal as a snug, playroom or second sitting room depending on needs.

The kitchen/diner is very much the heart of the house. It is fitted with a range of base and wall units, includes space for a fridge/freezer, an integral dishwasher, and features a Rangemaster gas and electric range. A log burner set by the dining area, with a slate mantel and hearth, adds warmth and character without dominating the room. From here, doors lead into the rear sun room and back into the front hallway, which helps the layout flow nicely.



Continued:

The sun room is a bright, practical addition, with a glazed door opening onto the patio, a Velux window overhead, and a stable door through to the utility area. The utility space includes plumbing for a washing machine, base units, a Velux window, and a designated area for coats and shoes. A door leads to the ground floor w/c, which is fitted with a toilet, wash hand basin and a useful storage cupboard.

Upstairs, the landing provides access to all rooms and includes a built-in storage cupboard. There are three double bedrooms on this floor, with the main bedroom benefiting from its own storage cupboard. A walk-in dressing room sits just off the landing, which is a real bonus and not something often found in houses of this style.

The family bathroom is well laid out, fitted with a corner bath, corner shower enclosure with electric shower, wash hand basin and w/c.

In addition to the main house, there is overflow accommodation. This space is extremely versatile and could suit a range of uses, subject to individual needs. The main room has glazed double doors opening to the front, bringing in plenty of light. There is a utility area with plumbing for a washing machine and tumble dryer, along with a separate shower room fitted with an electric shower, corner enclosure and toilet.

Externally:

Outside, the property continues to impress. A private gated driveway provides off-road parking for up to six vehicles, and the gardens are enclosed with dog-proof

fencing. There is a detached double garage/workshop offering excellent storage or workspace options.

The gardens have been carefully arranged with lawned sections, paved patio seating areas, raised vegetable beds, and established planting including shrubs, flowers and fruit trees. The layout includes steps and gentle slopes, giving interest without feeling awkward, and the pathways lead around the house and to the additional accommodation. To the front, the veranda adds real kerb appeal and provides a sheltered spot overlooking approach.

All of this is set within easy reach of the coastline, countryside and local amenities that make Cardigan Bay and West Wales such popular places to live.

#### INFORMATION ABOUT THE AREA:

situated in the semi-rural village of Croes-y-Llan, near Llangoedmor, close to the popular market town of Cardigan. Only 1.8 miles away, Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more. The stunning West Wales coastline of Cardigan Bay and its sandy beaches are only 5 miles away.

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  
10'5" x 3'2"

Lounge  
21'3" x 12'7"

Kitchen/Dining Room  
21'2" x 9'10"

Sun Room  
10'1" x 9'4"

Utility Room  
9'3" x 6'4"

W/C  
3'5" x 6'0"

Reception Room  
10'2" x 9'5"

Landing  
8'3" x 5'9"

Bedroom 1  
12'7" x 9'7"

Bedroom 2  
11'7" x 9'10"

Bedroom 3  
11'11" x 8'4"

Walk in Dressing Room  
8'6" x 4'7"

Family Bathroom  
9'3" x 8'1"

Overflow Accommodation

Utility Room  
7'11" x 5'8"

Shower Room  
5'9" x 4'10"

Reception Room  
13'3" x 13'5"

Garage/Workshop  
26'1" x 21'1"

#### 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 & Garage Parking  
**PROPERTY CONSTRUCTION:** Traditional Build  
**SEWERAGE:** Private Drainage  
**ELECTRICITY SUPPLY:** Mains  
**WATER SUPPLY:** Mains  
**HEATING:** Air Source Heating, & log burners in Lounge & Dining/Kitchen  
**BROADBAND:** Connected - TYPE - Superfast\*\*Download: \_\_100\_\_Mbps Upload: \_\_60\_Mbp \*\*\* 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:** 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](https://checker.ofcom.org.uk/))

**BUILDING SAFETY -** The seller has advised that there are no issues 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.

**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. Located next to a cross roads, on the A484

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.

TR/TR/12/25/OK/TR







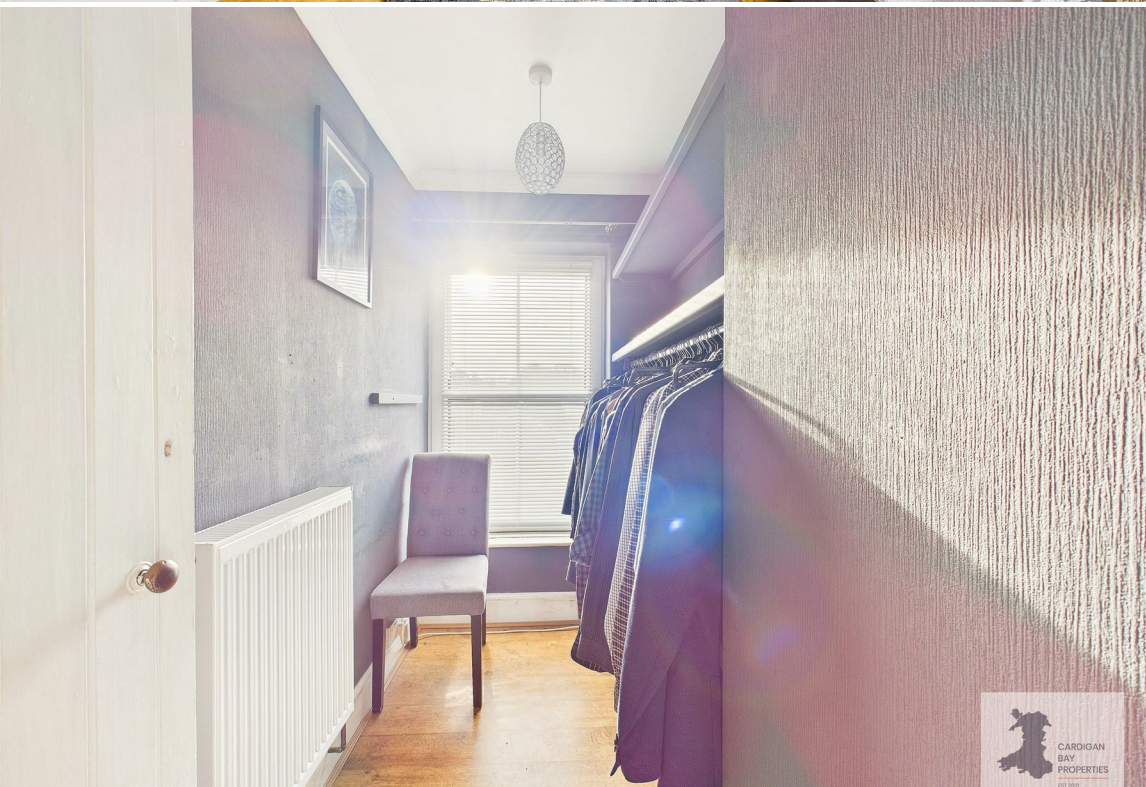


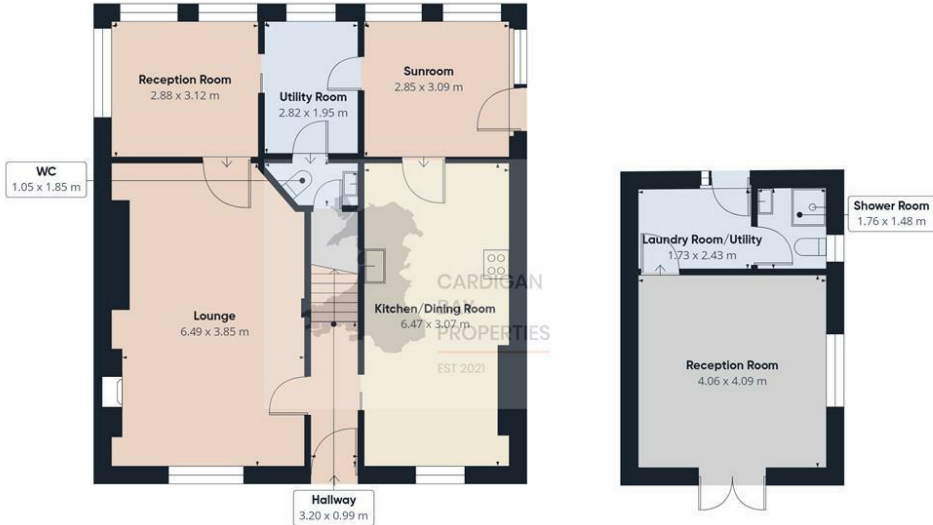




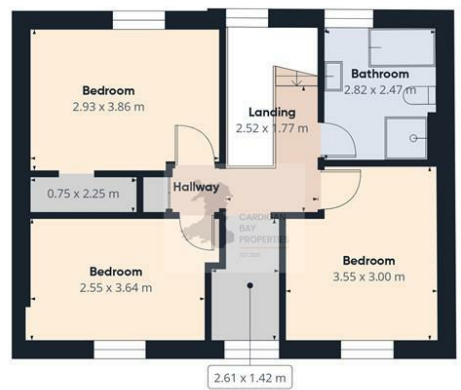
**DIRECTIONS:**

From Cardigan head out on the A484 heading towards Llechryd and Newcastle Emlyn. At the crossroads in Croeslan, turn left and the entrance to the home is on your right





Floor 0 Building 1



Floor 1 Building 1



Approximate total area<sup>01</sup>  
147.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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