



**Bryn Hebog, Llandysul, SA44 4JN**

**Offers in the region of £450,000**







# Bryn Hebog, , SA44 4JN

- Four/five bedroom Dorma bungalow set on 1.5 acres
- Master suite with dressing area, French doors and four-piece en-suite
- Conservatory with bi-folding doors overlooking garden and views
- Planning permission for a First-floor extension to the existing dwelling, planning number A210909.
- Close to Llandysul town and popular Secondary school
- 1.5 acre of gardens & parking for many vehicles
- Modern kitchen with Rangemaster-style stove and adjoining utility room
- Two bedrooms with en-suite facilities
- Convenient for Cardigan Bay and local amenities in West Wales
- EPC Rating : E

## About The Property

This four/five-bedroom dorma-bungalow is set on one and a half acres, with lawn gardens and countryside views, all within easy reach of the Cardigan Bay coastline. The house is approached via a private lane, owned by the current vendor and shared with just a handful of neighbours, leading to a driveway with ample space for parking and turning. Making the property a well-rounded home for those looking for both comfort and practicality in a West Wales setting, with the added benefit of having planning for a First-floor extension to the existing dwelling, planning number A210909.

The front door opens into a broad hallway. The hall provides access to the lounge, kitchen, bathroom, a reception room, the bedrooms and additional living areas. From the hallway, stairs rise to the first floor, while doors open to bedroom two and the snug. This thoughtful layout allows the ground floor to be both connected and adaptable, with rooms that can change use depending on requirements.

To the left of the entrance hall lies the lounge, its double aspect frames views over the front countryside and across the parking areas to the side. A feature fireplace with an inset gas fire acts as a focal point, balancing the room's generous proportions with a sense of warmth. The positioning of windows allows the room to remain light throughout the day, making it a welcoming central living space.

Next to the lounge is the kitchen and breakfast room. Modern in design, the kitchen includes a range of base and wall units and worktops, complemented by bespoke elements such as glass-fronted display cabinets and wine racks. A Rangemaster-style electric and gas stove, dishwasher and ceramic sink complete the practical features. A part-stained glass door connects directly to the utility room. The utility offers further fitted storage, sink and plumbing for laundry appliances. From here, a door opens onto the rear patio, keeping day-to-day tasks conveniently separate from the main living space.

Offers in the region of £450,000



Continued:

The 2nd Reception room could be adapted for a number of uses; it also has a projector that will be staying at the property, so it would be ideal as a cinema room.

The snug and the dining area provide a dedicated space for family meals or entertaining as well as relaxing. The snug links directly to the conservatory via sliding doors. This area works well as a secondary sitting room or hobby space, connecting to the gardens visually and physically. The conservatory looks out across the landscaped gardens and paddock. With Bi-folding doors leading directly to the patio, it allows the interior and exterior spaces to work together, especially during the summer months.

The master suite sits to the far right of the house, accessed through a dressing area

fitted with wardrobes. The bedroom has French doors that open to the side of the property. Views stretch across the countryside and paddock, emphasising the rural setting. The en-suite bathroom attached to the master suite includes a four-piece suite: a bath, shower enclosure, twin wash basins within a vanity unit, WC and bidet. Tiled floor to ceiling, the space is both practical and modern, with natural light filtering through an obscured window.

Bedroom two is located alongside the master suite. Well-sized and positioned close to the family bathroom, it works well as a guest bedroom or for younger family members.

The family bathroom itself includes a bath with a shower over, a vanity unit with a basin, and a WC. Tiling and a built-in airing cupboard provide both style and

functionality.

Stairs rise to the first floor, where a landing lit by a Velux window leads to two further bedrooms, and benefits from under-eaves storage.

Bedroom three is a double with under-eaves storage. While Bedroom four, with an outlook over the paddock, benefits from its own en-suite shower room, situated opposite, giving the first floor a self-contained feel ideal for guests or older children.

Externally:

The grounds extend to approximately one and a half acres of garden, including a lawned area with hedges and fencing. A patio runs the full length of the house, linking the conservatory and master bedroom to the main living areas and providing a natural space for outdoor dining.

Parking is provided on the driveway, with space for multiple vehicles.

Set within the rolling landscape of West Wales, this home enjoys both countryside outlooks and close proximity to the coast. Cardigan Bay, with its sandy beaches, cliff walks, and wildlife, lies within easy reach, while the nearby towns provide amenities for day-to-day living, and the property is also close to the popular Llandysul secondary school.

Hallway  
35'6" x 5'10" (max)

Lounge  
19'8" x 13'10"

Kitchen  
17'11" x 9'10"

Utility Room  
14'11" x 7'6"

Bathroom  
7'9" x 6'5"

Reception Room  
12'3" x 11'10"

Snug  
10'10" x 7'8"

Dining Room  
11'9" x 7'10"

Conservatory  
11'8" x 8'10".

Dressing Area  
7'4" x 6'5"

En-suite  
10'9" x 7'7"

Master Bedroom  
14'6" x 10'10"

Bedroom 2  
14'6" x 10'9"

Landing  
9'4" x 3'11"

Bedroom 3  
11'8" x 10'6"

Bedroom 4  
11'8" x 10'1"

En-suite  
7'3" x 3'9"

INFORMATION ABOUT THE AREA:

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.

Llandysul offers a wide range of shops, education, and local amenities, as well as a variety of indoor and outdoor activities such as walking, swimming pool, sports/leisure centre, cycling, fishing, and the Llandysul Paddlers International Canoe Centre which offers white water canoeing and national slalom events, taking full advantage of the town's riverside location. The beautiful Ceredigion coastline is a 25-minute drive, offering sandy beaches and scenic walks.







#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parkin

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standad \*\*\* unsure of type of connection- 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>)

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 the property owns the lane from the road to the house, and the other homeowners on the land have rights of way to access their own properties.

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 is currently planning on the property for a First-floor extension to the existing dwelling, planning number A210909. With works to commence within 5 years of September 2021

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. There has been a family dispute in regards to this property. The electricity is currently shared with the closed builders yard to the rear, this is being separated a.s.a.p. The property owns the lane from the road to the house and the other homeowners on the lane have rights of way to access their own properties. While there is currently no fencing up between the builders yard and this property, they do not have any rights of way to the yard as it has it's own separate access. There are no legal rights of way over this properties grounds other than the access lane.

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/09/25/OK/TR





















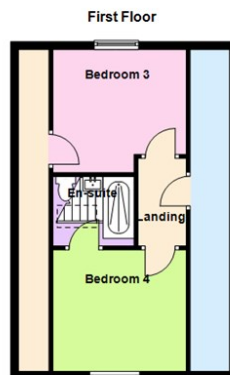


**DIRECTIONS:**

From the A487 in Synod Inn turn down the A486 for Llandysul. Take the 1st exit on the roundabout passing the secondary school. Proceed for 0.3 miles; the driveway is on your left. Continue to the end of the drive, and the property is in front of you.







### 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>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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.

**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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)

