



CARDIGAN  
BAY  
PROPERTIES

EST 2021

**Brynmeudwy, Llwyndrian, Llanfyrnach, SA35 0AT**

**Offers in the region of £400,000**



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E



# Brynmeudwy, Llwyndrian, SA35 0AT

- Rural detached bungalow
- Stunning countryside views
- Bathroom and wet room
- Detached garage/workshop with a full roller shutter door, which is 9ft 6in high door
- Spacious gardens set in 0.33 of an acre
- Hamlet of Llwyndrain
- 3/4 Bedrooms
- Office and utility room
- Detached garage/workshop also incorporates a vehicle inspection pit..
- EPC Rating : E

## About The Property

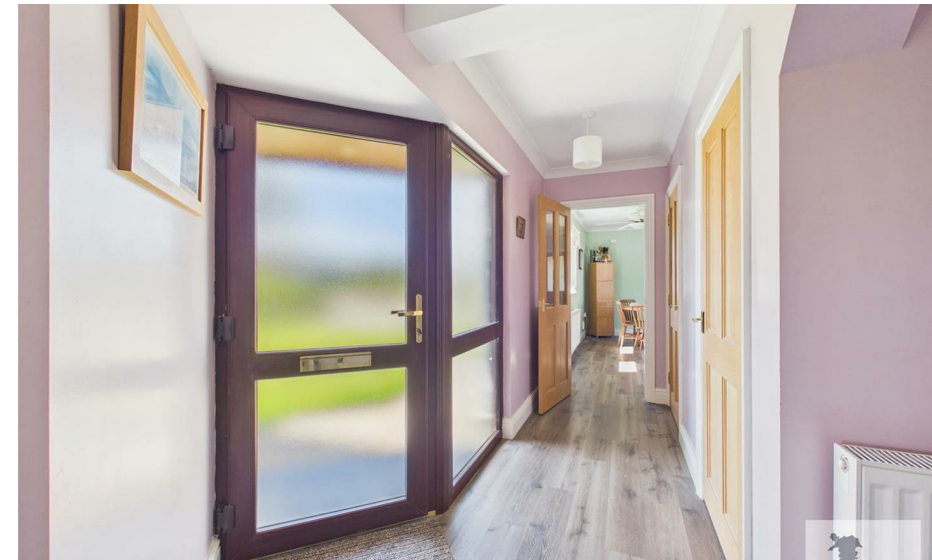
Looking for a rural detached bungalow with generous accommodation, wonderful countryside views and a serious garage/workshop? Set in the hamlet of Llwyndrain, this well-kept home offers three bedrooms, two bathrooms, an office/ fourth bedroom, good-sized gardens, set in about 0.3 of an acre and a substantial detached garage/workshop with a full roller shutter door, which is 9ft 6in high door, and also incorporates a vehicle inspection pit.

Set within the rural hamlet of Llwyndrain, this detached bungalow offers the kind of countryside setting that is always hard to find; open views, generous outside space, and a practical layout that works well for everyday living. With a substantial detached garage/workshop, a greenhouse, three bedrooms, two bathrooms and an office, this is a home with far more flexibility than first appearances suggest.

The setting is one of the main features here. The property sits within well-kept grounds, with open rural views stretching out across the surrounding fields and countryside. The garden wraps around the home, giving a good sense of space, while the gated driveway and gravelled parking area provide useful parking and easy access to the garage/workshop.

The accommodation begins with a central hallway, giving access to the main rooms. The living room is a comfortable space, with windows framing the countryside outlook and a wood-burning stove set into the fireplace, adding a cosy focal point without the room feeling overly formal. An additional feature in this room are the patio doors that allow access to the rear garden and patio area, while also taking advantage of the stunning countryside views.

## Offers in the region of £400,000



Continued :

The kitchen/dining room sits at the heart of the home and is a particularly practical space. Fitted with a range of matching wall and base units, worktop space, an electric cooker, an integral dishwasher and room for a dining table, it feels like a proper family kitchen rather than just a cooking space. The ceiling detail adds character as well as the log burner, while the outlook over the garden and towards the garage gives the room a good connection to the outside.

There are three bedrooms in total (with an option of a fourth), all set on the ground floor. The main bedroom is a generous double with dual aspect windows and French doors leading out to the garden, which is a lovely feature. The second bedroom is also a good double with built-in wardrobes, while the third bedroom works well as a twin room, guest room or family

bedroom, with views over the countryside.

There is a bathroom and a wet room, which is a real plus for a bungalow of this type. One is fitted with a bath, WC and wash hand basin with modern tiling, a corner shower and a heated towel rail, while the second has a walk-in shower, WC and heated towel rail, giving the layout plenty of day-to-day practicality.

The right-hand side of the property adds even more flexibility, with a utility room, office/bedroom 4 and further hallway space. The office is ideal for working from home, hobbies or general admin, while the utility keeps laundry and there is space for the appliances tucked away from the main kitchen area.

Outside, the detached garage/workshop is a standout feature. Measuring

approximately 6.96m x 12.26m, it offers a serious amount of usable space for vehicles, storage, workshop use or business-related needs, subject to any relevant consents. The roller door is approximately 9ft 6in high and 12ft wide, making it especially useful for anyone needing access for a taller vehicles, machinery, tools or equipment. Attached to the garage is a greenhouse, adding another handy space overlooking the garden. There is also a wooden shed attached to the workshop/garage, ideal for a log store etc.

The grounds are mainly grassed, with gravelled parking, pathways and fenced boundaries. The overall feel is open and practical, with enough space to enjoy the setting without it feeling unmanageable.

Llwyndrain is a small rural hamlet in West Wales, well placed for enjoying the surrounding countryside while still being within driving distance of local towns, villages and the Cardigan Bay coastline. For buyers looking for a rural bungalow with views, space and a genuinely useful workshop, this is a strong option.

Viewing is highly recommended to appreciate the setting, the flexibility of the layout and the scale of the garage/workshop.

#### 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.

Entrance Hall  
10'8" x 4'3"

Utility Room  
7'5" x 7'11"

Office / Bedroom 4  
7'5" x 11'5"

Bathroom  
6'7" x 8'7"

Bedroom 1  
9'10" x 15'5"

Kitchen/Dining Room  
15'2" x 16'7"

Hallway  
4'0" x 16'7" (max t shape)

Lounge  
17'10" x 14'2"

Wet Room  
8'5" x 6'1"

Bedroom 2  
11'6" x 15'5"

Bedroom 3  
12'1" x 13'3"

Workshop/Garage  
22'10" x 40'2"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking  
(Offroad parking on fenced and gated carpark, both sides of house. Garaged parking also available)

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Private, borehole, Particle Filter, Ultraviolet Filter and Ph Filter, all filters serviced annually.

HEATING: Oil boiler servicing the hot water and central heating. 2 Wood burning stoves, one located in the kitchen and one in the lounge (Awaiting Regularisation Certificate for the installation of wood burning stove fitted to lounge in November 2022. Level 1 Inspection carried out and installation found to meet all building regulations of Section J of the building standards.).

BROADBAND: Connected - TYPE - Standard

\*\*\*Download: 56Mbps Upload: 26Mbps Mbps, \*\*\*

Wireless - 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, following the passing of the original owner, upon purchase of the property by the current owner work was carried out to complete the 2nd fix of the property in 2020. An application for Regularisation was deposited under the Building Regulations made under Section 1(3) of the Building Act 1984 on 13th October 2020. The final inspection was made on 21st February 2022 and the certificate was issued on the same date 21st February 2022. The owner has informed us that they understand there is a mains water pipe that supplies water to the adjacent Farm, that passes under Brynmeudwy. The owner has informed us they are looking to obtain a statutory declaration in reference to redirecting the pipe should there be an issue. This will need to be agreed with solicitors etc

**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. Planning permission was granted in 1986 for the erection of the house and workshop.

**ACCESSIBILITY/ADAPTATIONS:** The seller has advised that there is a wet room in this property and a ramp to back door

**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. Please read the important information section in the details, especially the rights and easements paragraph

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.

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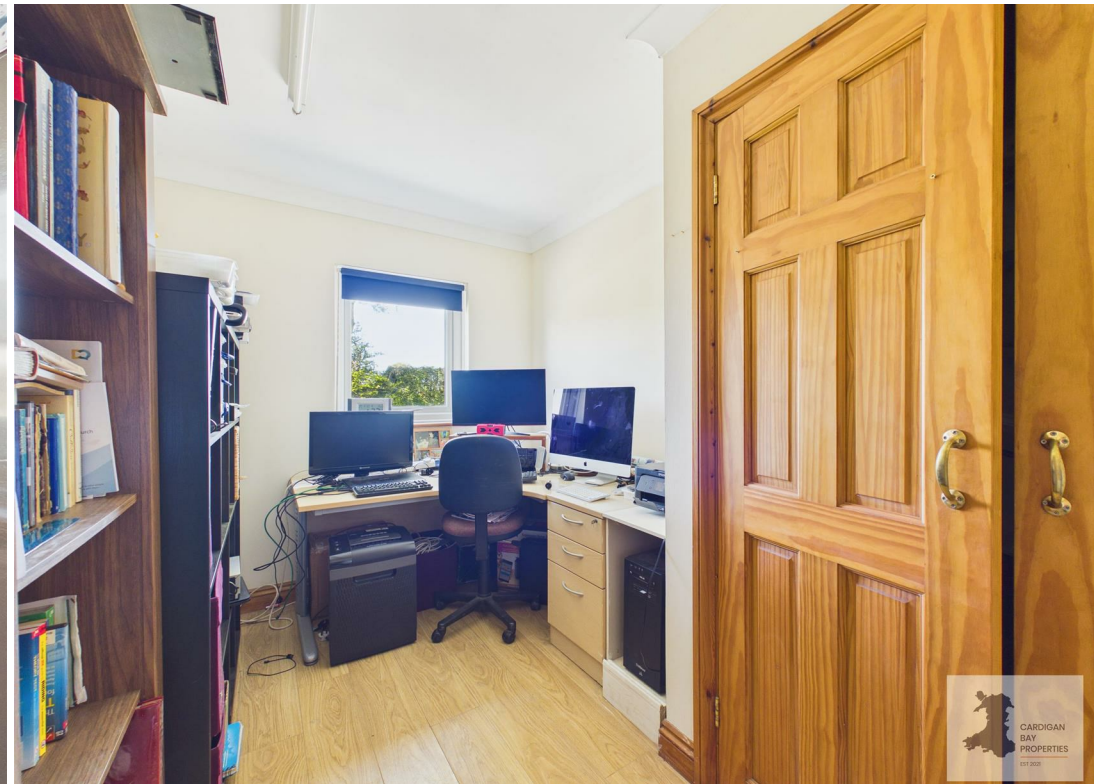


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## DIRECTIONS:

From Cardigan, travel on the A478 towards Crymych. Once you reach the village of Rhoshill, pass the crossroads, then take the next left for Boncath. In the village of Boncath, turn left at the T junction, then at the small roundabout, turn right again, signposted for Bwlchgroes, continue through this village, and through the village of Star. Continue on this road until you get to a crossroads. Turn left here for Llwyndrain, into this hamlet and the bungalow is located on the right at the end of the hamlet, denoted by our for sale board what3words : [///moved.notebook.grins](https://www.what3words.com/moved/notebook/grins)





Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
225.2 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>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</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 Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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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)



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