



Bryn Hebog, Llandysul, SA44 4JN

Guide price £275,000

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ARCHITECTURE



Bryn Hebog, , SA44 4JN

- Four/five bedroom Dorma bungalow set on 1.5 acres
 - AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchange
 - Master suite with dressing area, French doors and four-piece en-suite
 - Planning permission for a First-floor extension to the existing dwelling, planning number A210909.
 - Close to Llandysul town and popular Secondary school
- AUCTION PROPERTY: GUIDE PRICE* £275,000 – £285,000 + fees
 - Bidding Opens On 28th May 2026 12:00. Scheduled End Date 28th May 2026 14:15.
 - Two bedrooms with en-suite facilities, 1.5 acre of gardens & parking for many vehicles
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 - EPC Rating : E

About The Property

*****AUCTION PROPERTY: GUIDE PRICE* £275,000 – £285,000 + fees.*****

For sale by unconditional online auction, registration is now open. Bidding Opens On 28th May 2026 12:00. Scheduled End Date 28th May 2026 14:15.

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.

Guide price £275,000



Continued:
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.

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.

AUCTION INFORMATION AND FEES

AUCTION VIEWING DATES:

TBC

FULL INFORMATION FOUND ON
SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK
WEBSITE –
<https://southwales.townandcountrypropertyauctions.co.uk/lot/details/181635>

UNCONDITIONAL LOT:

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat – subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

AUCTION – MORTGAGE BUYERS

This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us – we are here to help.

Additional Auction information

* The Guide Price given is an indication as to where the Reserve is currently set. The Reserve is the minimum price that the auctioneer is authorised by the vendor to sell the property for. It is subject to change throughout the marketing period. Where the Guide Price is a single figure, the current Reserve will not be more than 10% above that single figure, and where a price range is given (i.e. £50,000 – £55,000), the Reserve will not exceed the upper level of the range. It is not necessarily what the auctioneer expects it will sell for.

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide-angle/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

Viewing: Due to the nature and condition of auction properties, the auctioneers highlight the potential risk that viewing such property carries and advise all to proceed with caution and take necessary requirements to ensure their own safety whilst viewing any lots offered. Viewings are conducted entirely at the potential buyers own risk, these properties are not owned or controlled by Town & Country Property Auctions and the auctioneers will not be held liable for loss or injury caused while viewing or accessing the lot. Due to the nature of some auction properties, electricity may not be turned on, therefore viewing times are restricted. Viewers will need to bring their own lighting/ ladders if wanting to inspect cupboards, cellars and roof spaces. Some viewings are carried out by third-party agents and we will endeavour to give appropriate notice should the





published viewing time change. Town & Country Property Auctions will not be liable for any costs or losses incurred due to viewing cancellations or no shows.

All auctioneer fees and deposits stated are non-refundable. The deposit will be applied toward the final purchase price. Auctioneer fees, while not contributing to the purchase price, will still be included in the total chargeable consideration of the property when calculating Stamp Duty Land Tax, Land Transaction Tax, or Land and Buildings Transaction Tax (as applicable depending on whether the property is located in England, Wales, or Scotland).

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](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 property's 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









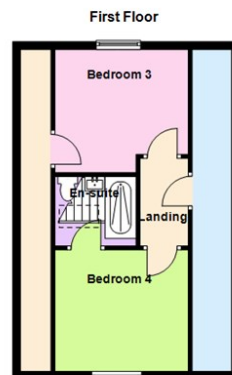




DIRECTIONS:

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or 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.

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