



 **CARDIGAN BAY PROPERTIES**  
EST 2021

**Kingsmead, Llandysul, SA44 5HE**  
**Offers in the region of £345,000**

 **3**  **2**  **1**  **D**



# Kingsmead, Rhos, SA44 5HE

- Detached three-bedroom bungalow in the village of Rhos, Llandysul
- Spacious Lounge/Diningroom with feature fireplace and direct access to the garden
- Practical utility room with fitted units and plumbing for appliances
- Modern four-piece family bathroom
- Well-kept garden with mature shrubs, lawn, and off-road parking
- Far-reaching views over the surrounding West Wales countryside
- Kitchen with built-in oven
- Main bedroom with en-suite and built-in storage
- Garage with electric door and loft storage
- EPC Rating : D

## About The Property

Looking for a detached bungalow with wide views, a mature garden and a practical layout? This three-bedroom home in Rhos, Llandysul offers space, comfort, and a solid setting near Cardigan Bay and the rolling hills of West Wales.

Set in the rural village of Rhos, Llandysul, this detached three-bedroom bungalow brings together practicality, generous proportions, and a setting that takes full advantage of West Wales' natural landscape. The house sits on a well-shaped plot with a spacious driveway to the front and a garden that's been clearly looked after over the years. With views across open countryside.

The layout works. A canopy porch opens into the central hall, with rooms flowing off from both sides. There's a cloakroom and WC near the entrance – useful for day-to-day living – and then further down the hallway, everything opens up into the heart of the home. The living room/dining room looks out to the rear and the views beyond through wide double-glazed windows and a sliding door. Light makes its way in steadily, and the feature fireplace with its slate hearth gives the room a solid focal point. This space feels calm, with wall lights adding some softness in the evenings and plenty of room for seating and a dining table

The kitchen is also accessed from the hallway and has been fitted with a range of cupboards, drawers, and built-in appliances, and the sink is placed below a rear-facing window overlooking the countryside views beyond. Further along is the utility room, fitted with its own range of units, another sink, and space for both a washing machine and dryer. The Worcester oil-fired boiler is also tucked in here, alongside extra storage, helping to keep the rest of the house free from clutter. There is also a back door leading you out to the rear garden.

Offers in the region of £345,000



Continued

There are three bedrooms in total. The main bedroom is at the front and has its own built-in wardrobes and a practical en-suite with a walk-in shower, vanity unit, and even a bidet. The two further bedrooms are both comfortable in size, with the second offering a good amount of fitted furniture, including wardrobes, bedside cabinets, and a dressing table.

The main bathroom has been fitted with a four-piece suite, including a separate walk-in shower and a full-sized bath. Fully tiled with a simple, neutral finish, it offers everything that's needed for everyday use.

Externally, there's an integral garage/workshop which can be accessed from the bungalow hallway, with an electric roller door and its own staircase up to a loft storage area. This adds another layer of usefulness to the property – ideal for hobbies, workshop space or just extra storage. The driveway to the front provides easy access for multiple cars and space to turn, while the garden itself is laid out in a straightforward and manageable way. The front has a lawn with mature shrubs and bushes, while the rear garden stretches out behind the house. There's a very useful timber summerhouse or additional workshop, some smaller garden sheds and a further lawn, more mature planting, and

open countryside views that are uninterrupted by buildings – a real plus.

This home offers that balance between rural setting and day-to-day practicality. The layout is sensible, the fittings are solid and functional, and the surroundings speak for themselves. It's the kind of place that's clearly been cared for and now offers a straightforward opportunity to modernise and place their own stamp on the home for someone looking to settle in this part of West Wales.

Only a short drive away, Cardigan Bay offers access to coastal walks, wildlife, and smaller towns dotted along the shoreline. Llandysul, with its local shops, schools, and community connections, gives the village of Rhos a broader support network without spoiling the pace of life that makes the area so appealing.

Hallway  
36'10" x 9'5" (max)

WC  
5'10" x 3'2"

Lounge/Dining Room  
26'11" x 15'7"

Bedroom 1  
12'9" x 11'11"

En-suite  
8'7" x 4'9"

Kitchen  
11'11" x 10'6"

Utility Room  
11'11" x 5'1"

Bathroom  
8'10" x 7'5"

Bedroom 2  
13'7" x 11'9"

Bedroom 3/Office  
11'9" x 11'0"

Garage/Workshop  
27'11" x 11'6"

Garden Room  
12'1" x 12'1"

#### INFORMATION ABOUT THE AREA:

The villages of Saron and Rhos benefit from small village pubs such as The Lamb of Rhos, and a petrol station and shop in Saron. The villages are not far from the town of Llandysul, a market town which offers a wide range of shops, education, and local amenities as well as a variety of outdoor activities such as walking, cycling and fishing, the most well know taking advantage of the town's riverside location with its white-water canoeing and national slalom events. Further afield, are the market towns of Newcastle Emlyn and Cardigan, the larger towns of Carmarthen and Lampeter. The stunning local beaches and coastal paths within the Cardigan Bay coastline of West Wales offer excellent walks and spectacular scenery.

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.

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E Carmarthenshire County Council





TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

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 - Standard

Ultrafast available \*\*\* Download 1800 Mbps.

Upload 220 Mbps ,- 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 limited, 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 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.

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 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/07/25/OK/TR











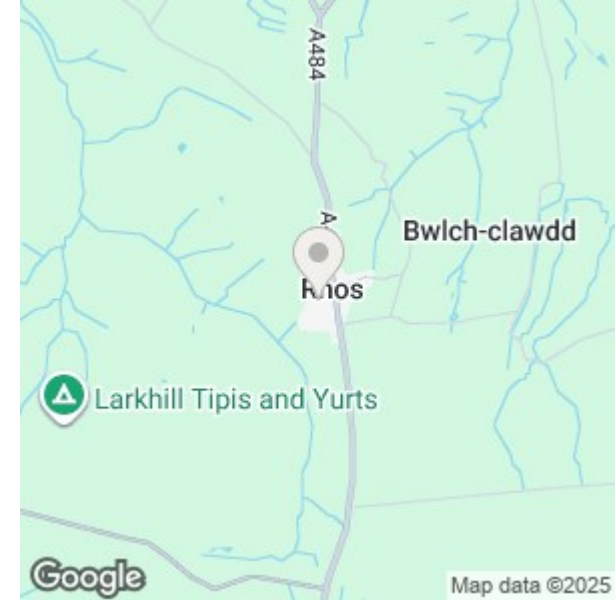


**DIRECTIONS:**

Head out of Newcastle Emlyn towards Carmarthen on the A484 and continue until you reach the village of Rhos. Drive through the village, passing the Lamb Inn on your right. As you go into the 20mph speed limit you will see a right turning down a no-through road. Turn right here. and the bungalow is the 3rd on the right, denoted by our for sale board. What3Words:

[///spike.client.ringside](https://www.what3words.com////spike.client.ringside)





### 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>73</b> |
| (55-68) <b>D</b>                            | <b>55</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<br>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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