



 **CARDIGAN BAY PROPERTIES**
EST 2021

Tyllwyd Lodge, Cardigan, SA43 2JA
Offers in the region of £289,000

 **2**  **1**  **1**  **E**



Tyllwyd Lodge, Tanygroes, SA43 2JA

- Former Gate Keeper's Lodge from the historic Tyllwyd estate
- Two bedroom accommodation with flexible layout
- Open plan living area with kitchen and breakfast bar
- Separate WC and family bathroom
- Convenient access to the A487 and Cardigan Bay coastline in West Wales
- Set in approximately 0.58 acres including garden and woodland
- Character features including exposed stone fireplace and wood burner
- Utility room with newly installed oil-fired Worcester boiler
- Off-road parking with potential to extend
- Energy Rating: E

About The Property

Looking for a charming former Gate Keeper's Lodge with character features, no onward chain, mature gardens and a small woodland setting, all within easy reach of the coast of Cardigan Bay in West Wales? This quirky two-bedroom home, set in around 0.58 acres near Tanygroes, offers a lovely mix of period detail, practical living space and a setting that feels connected to the surrounding countryside while being close to a bus route and local shop.

Set within what was once part of the Tyllwyd estate, this former lodge house has a distinctive look from the outset, with its stone façade, arched windows and traditional proportions giving it a real sense of history. The setting plays a big part in its appeal too, positioned along a shared private track just off the B4333, with open surroundings and views stretching out towards the Preseli Hills.

The main entrance opens straight into the living space, which is a particularly characterful room. A wood burning stove sits within an exposed stone fireplace on a slate hearth, creating a strong focal point, while the arched windows bring in good natural light and add to the overall feel of the space. The layout here flows naturally through into the kitchen, with a breakfast bar subtly dividing the two areas without closing them off.

The kitchen itself is practical and well laid out, with a range of matching wall and base units, built-in electric oven and hob, and space for everyday use. The window position keeps it bright, and there is a useful storage cupboard tucked away for added convenience.

From the side hallway, there is access to further accommodation arranged in a simple and functional layout. The bathroom is fitted with a bath and shower over, along with a WC and wash hand basin, and continues the theme of natural light seen throughout the property. Bedroom one is a comfortable double, positioned to take advantage of windows to both the side and rear, giving it a light and airy feel.

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Details Continued:

Back through the kitchen, a door leads into the utility room, which is a really useful addition. This space includes further units, a sink and drainer, and houses the recently installed oil-fired Worcester boiler. A stable door opens out to the rear, making it practical for day-to-day living. From here, there is access to a separate WC and the second bedroom, which works well as either a smaller double or a generous single, again with dual aspect windows.

Outside:

Outside, the grounds extend to around 0.58 acres and offer a mix of garden and natural space. To the front and side, there is off-road parking on a gravelled area with scope to extend if

needed. The garden wraps around the property, with lawned sections, mature hedging and a variety of planting that gives it a slightly informal, established feel.

To the rear, a small courtyard area provides a more contained outdoor space, along with a useful storage container for tools and equipment. Beyond this, the grounds open out into a small woodland area, currently left in a natural state. This adds a different dimension to the property, offering potential for further landscaping or simply as a space to enjoy as it is.

The location works well for access to the wider area, with the A487 within

easy reach and the coastline of Cardigan Bay just a short drive away. Nearby villages and towns provide everyday amenities, while the surrounding countryside offers plenty of options for walking and exploring.

Overall, this is a property that stands out for its character, setting and manageable scale. It feels well suited to those looking for something a little different, with outdoor space and a connection to the landscape that is often hard to find in more conventional homes.

For more information or to arrange a viewing, please get in touch.

INFORMATION ABOUT THE AREA:

Tanygroes is a small, well-placed village along the West Wales coast, sitting between Aberporth and Cardigan and offering easy access to the beaches of Cardigan Bay. It has a friendly, local feel with a village shop and petrol station, and a cafe while nearby Aberporth provides further amenities including cafés, pubs and one of the area's most popular sandy beaches.

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.

Living area
13'0" x 9'7" max

Kitchen area
13'1" x 8'8"

Hallway
2'9" x 5'7"

Bedroom 1
13'1" x 9'6"

Bathroom
7'10" x 5'9"

Utility room
8'7" x 5'10"

WC
5'10" x 2'11"

Bedroom 2
9'5" x 9'1"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build with Timber Framed Windows (double glazed) and timber doors.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating & wood burning stove. The owner has informed us that the oil boiler and oil tank were both replaced in March 2026

BROADBAND: Not Connected but both Superfast & Standard are available in the area - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL: Good outdoor, variable in-hom, 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 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.

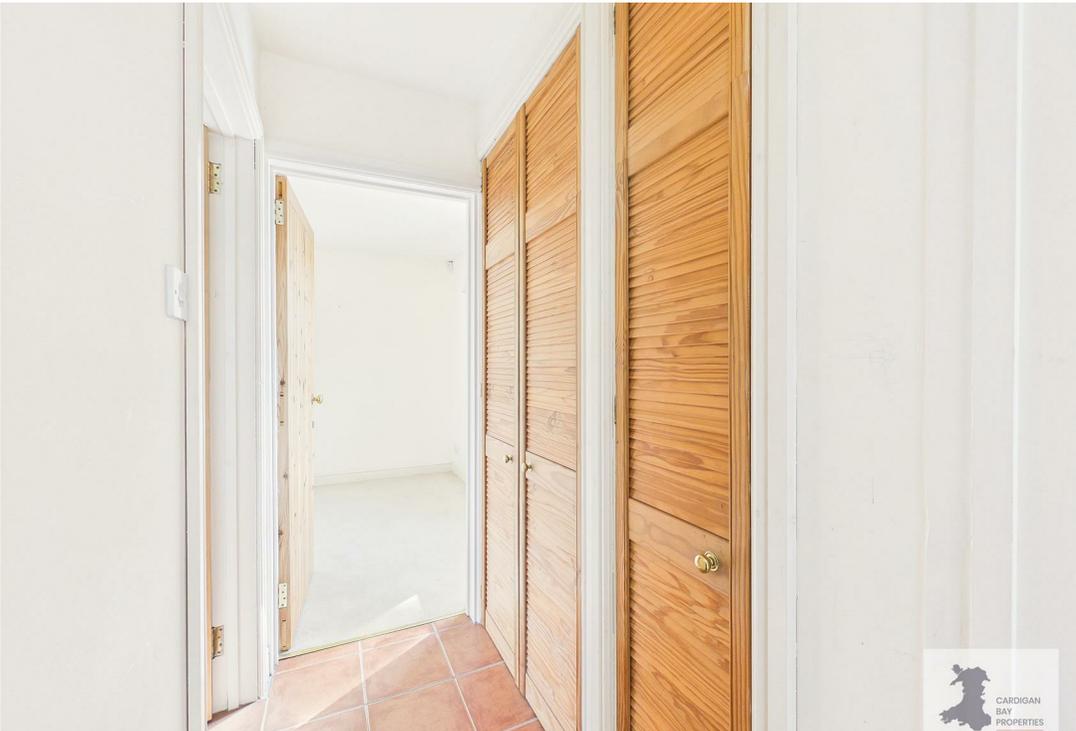
VIEWINGS: By appointment only. The drive to this property is shared with two other properties. There is currently no internet connected in this property, but superfast broadband is in the area.

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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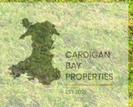




DIRECTIONS:

What3Words: ///ripen.ruby.lamenting From Cardigan, head north along the A487 until you reach Gogerddan/Tanygroes cross roads.

Turn right for Newcastle Emlyn along the B4333. Go around a couple of corners and you will see the property on the right hand side, at the start of a private track, turn down this track and the property is on the left, with parking to the side.





Approximate total area⁰
57 m²

(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) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@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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