



Glynrhosyn, Croes-y-Llan, Cardigan, SA43 2LG

Offers over £340,000



CARDIGAN
BAY
PROPERTIES
EST 2021





Glynrhosyn, Croes-y-Llan, Llangoedmor, SA43

Offers over £340,000

- NO ONWARD CHAIN
- Ample off road parking & garage
- Convenient location close to Cardigan town
- 1.8 Miles to Cardigan town
- 5 Miles to Poppit Sands beach
- 3/4 bed detached bungalow
- Spacious lounge and kitchen/diner
- Level gardens and grounds
- 8.6 miles to Newcastle Emlyn
- Energy Rating: D

About The Property

A generously sized and well-positioned detached bungalow set in good-sized gardens, situated in the semi-rural village of Croes-y-Llan, near Llangoedmor, close to the popular market town of Cardigan. Only 1.8 miles away, Cardigan provides a nostalgic setting for a thriving culture of arts and crafts, music events and festivals. The high street is a bustle of original boutique shops, traditional family-run businesses and regular high street occupants, several high street banks, places of worship, many pubs, rich in character; independently owned cafés and restaurants, a leisure centre, cinema, theatre, swimming pool, a Tesco and an Aldi supermarket, convenience stores, opticians, dentists, a newly built Integrated Care Centre and so much more. The stunning West Wales coastline of Cardigan Bay and its sandy beaches are only 5 miles away.

Access to the property is up a step into the hallway. This has a useful storage cupboard, attic access and doors into, the lounge, with a feature brick effect fireplace and TV shelf, sliding patio doors out to the rear garden and a window to the front, three double bedrooms, one of which benefits from built-in wardrobes, a study, a family bathroom with a bath, accessible shower cubicle, WC, wash hand basin and a bidet, and a door into the spacious kitchen/diner. This is a great-sized family room that has matching wall and base units with a worktop over and a very useful corner larder cupboard, sink with drainer, a freestanding dishwasher, electric oven and hob with extractor over, space for a dining table, space for free standing fridge and freezer and doors into, the dining room/bedroom 4, and the utility room. This room houses the oil-fired combi boiler that services the hot water and central heating and has a base unit with a sink and drainer and space and plumbing for a washing machine.



Details continued:

The attached garage is accessed via an electric up-and-over door to the front and a door out to the rear of the property, with a concrete floor, a window to the side and a door into a WC with a wash hand basin and a loft hatch to an attic area with additional storage space. The garage could be incorporated into the living space subject to necessary planning consents and building regulations, to create an annex or extra living space.

Externally:

The property is approached off a country lane onto a tarmac driveway, with ample off-road parking to the front and side for several vehicles, including a touring caravan or motorhome if needed. The tarmac drive leads to the attached garage and to a path that leads to the front door. The front garden is a mix of lawn, flower beds and mature hedging with paths that go around to the rear and side of the property. The main garden is to the far side which has a lovely lawn area with

a patio to the front of the lounge patio doors, ideal for some outside dining or entertaining. There is a small garden shed to the side and fencing and hedging all around. The far end of the garden abuts the main A484 road that runs from Cardigan to Newcastle Emlyn and there is a useful gate from here to give pedestrian access out to the road. The pathway continues to the rear giving access to the utility room and garage and houses the oil tank.

This is a lovely property that needs to be viewed to fully appreciate the size and potential on offer.

Hallway
28'1" x 9'4" max, I shaped

Lounge
21'6" x 15'0"

Study
5'0" x 8'8"

Bedroom 1
11'8" x 13'8" max

Bedroom 2
11'8" x 9'9" max

Bedroom 3
11'8" x 11'8"

Bathroom
9'5" x 7'4"

Kitchen/Diner
15'9" x 19'5" max

Dining Room/Bedroom 4
11'5" x 12'11"

Utility Room
11'5" x 7'6"

Attached Garage
15'3" x 18'9" max

WC
3'6" x 6'6" max

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: E, Ceredigion Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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. We have been informed that this property is 147 square meters.

SERVICES: We have not tested any





services to this property. We are advised that this property benefits from Mains Drainage

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: 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/>)

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

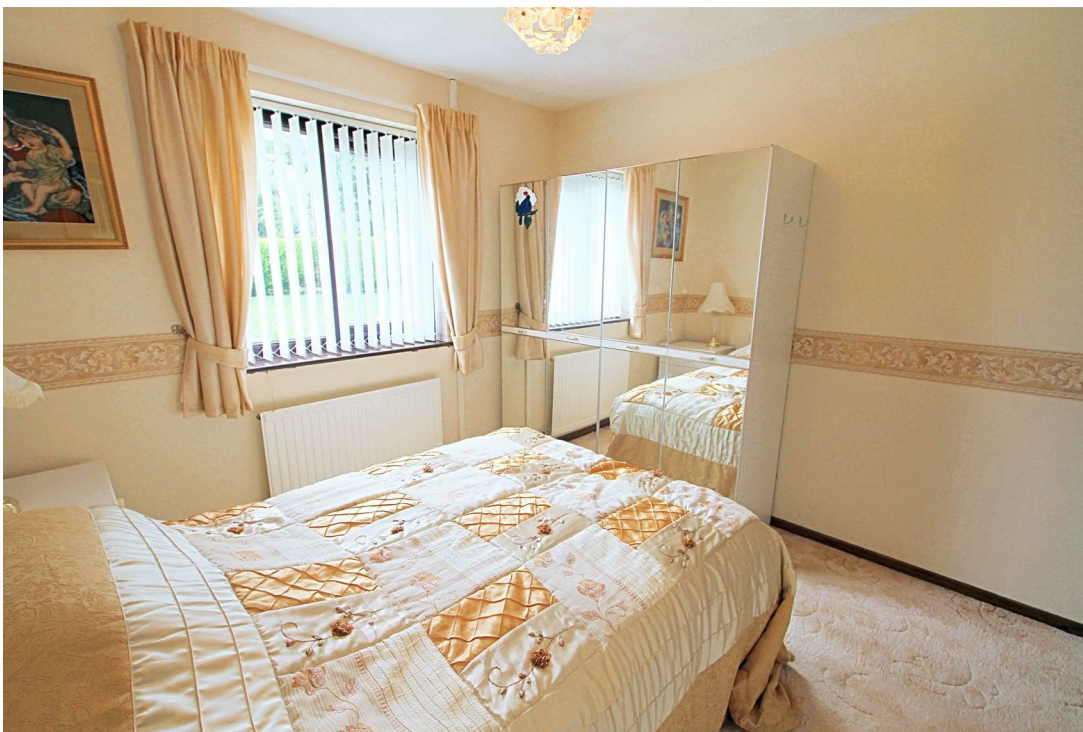
VIEWING INFORMATION: The side garden backs onto the main A484 road but the property is accessed off a minor country lane.

HW/HW/08/23/OK















DIRECTIONS:

From Cardigan head out on the A484 heading towards Llechryd and Newcastle Emlyn. At the crossroads in Croeslan, turn right. Go past the very first bungalow on your left and you will see a tarmac driveway immediately after this, (just before an old stone shed), turn left here and this drive takes you to the property. What3words:

///lunching.includes.pacemaker to the house

///following.incurring.suppers to the start of the driveway

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.





Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

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