



Brodeg, Llandysul, SA44 6HS

£210,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Brodeg, Plwmp, SA44 6HS

£210,000

- 2 Bed detached bungalow
- Ample off road parking
- Close to West Wales coast
- Close to Bus Route
- Wood burning stove in lounge
- Integral garage
- Rural village location
- 4.5 Miles to Llangrannog beach
- Beautiful gardens front and back
- EPC Rating: E

About The Property

Situated in a rural village, and being around 4.5 miles from the beautiful Cardigan Bay coast and the beach at Llangrannog, this pretty detached bungalow, with its ample off-road parking, integral garage and low maintenance gardens offers a lovely setting from which to enjoy the surrounding countryside.

Comprising; entrance hall, (which is currently open plan into the lounge but could easily be closed off if needed) with doors to, and an opening into the lounge, with wood burning stove and large window to the front, two double bedrooms (one to the front and one to the rear of the property) the shower room with fitted suite, and the kitchen. The kitchen is fitted with matching wall and base units, space and plumbing for a washing machine, two storage cupboards (one an airing cupboard and one could be used as a pantry) another cupboard houses the gas-fired boiler that services the hot water and central heating, and a bespoke built-in wooden table.

From the kitchen steps lead down to an inner hallway which is a useful storage area and a door from here leads to a small porch which leads out to the rear garden and another door leads into the attached garage. This whole space could lend itself to being developed (subject to necessary planning permissions) into further living space (additional bedroom) if so wished.

Externally, to the front, the property is accessed from a country road, through the gated entrance to a part gravel, part tarmac driveway, offering parking for two/three cars. The front garden has been beautifully landscaped to offer a mixture of lawn, gravel and flower bed areas. A path leads down the left-hand side of the property to give access to the rear garden. This space is again a mix of lawn and gravel areas with flower borders, fruit trees and vegetable patches, and raised beds There is a very useful summer house to one side which offers a delightful space to relax or entertain, and a potting shed.



Entrance Hall

12'11" x 6'1"

Lounge

13'11" x 10'8"

Bedroom 1

11'10" x 9'0"

Bedroom 2

11'3" x 9'2"

Showerroom

5'6" x 7'3"

Kitchen

14'2" x 8'8"

Utility Area

18'9" x 3'7"

Integral Garage

9'9" x 19'1"

IMPORTANT ESSENTIAL

INFORMATION:

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

TAX BAND: - C Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Non-Standard construction (Woolaway)

BUILDING SAFETY - None that we have been made aware of.

RESTRICTIONS: None that we have been made aware of.

RIGHTS & EASEMENTS: None that we have been made aware of.

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

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: None that we have been made aware of.

ACCESSIBILITY/ADAPTATIONS: None that we have been made aware of.

COALFIELD OR MINING AREA: None that we have been made aware of.

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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

SERVICES:

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

SEWERAGE: Private Drainage.

ELECTRICITY SUPPLY: Mains.

WATER SUPPLY: Mains.

HEATING: Gas (LPG).

BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)





MOBILE SIGNAL/COVERAGE: Unknown - 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/))

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

VIEWING INFORMATION:

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

VIEWING INFORMATION: Please ensure you read the Important Essential Information and the Services paragraphs which detail all the important facts you need to be aware of prior to viewing. We are advised by the owner that this property is of Woolaway Construction, please discuss this with your mortgage advisor if you need a mortgage on this type of property. The vendor advised they had the walls on the outside of the house, insulated on the inside, except for the kitchen and bathroom. There is currently no cooker in the kitchen. (owners use a microwave and steam cooker).

TR/TR/16.05.OK/TR















DIRECTIONS:

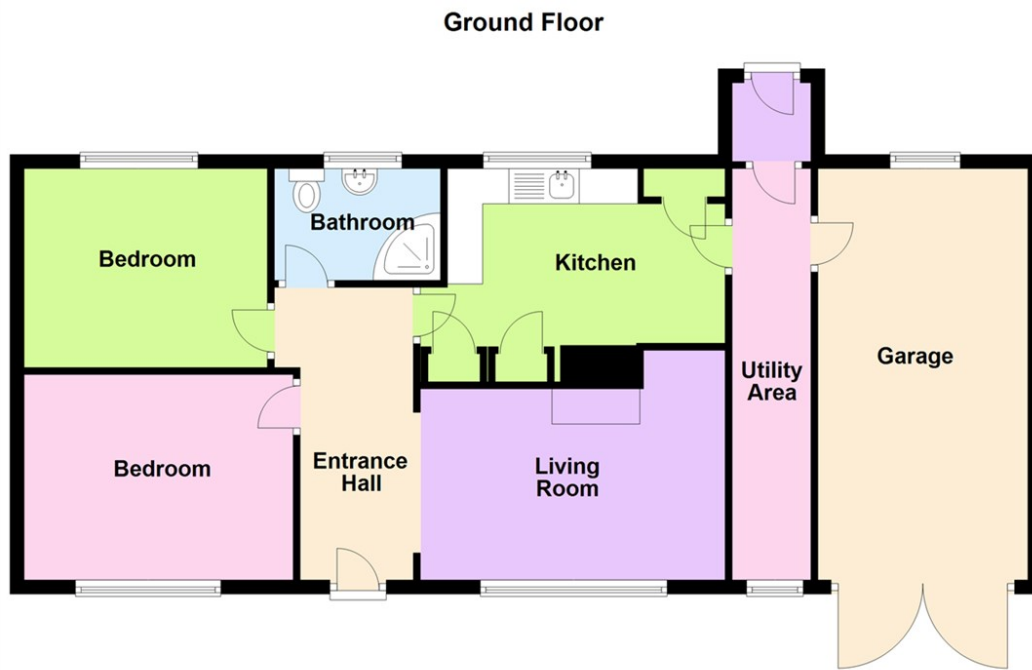
From Cardigan travel up the main A487 coast road as if heading towards Aberaeron. Travel for roughly 20 minutes until entering the village of Plwmp. At the staggered cross-road junction by the post office take the first right turn signposted for Ffostrasol. Proceed only a short distance and the property is the second bungalow on the right.

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		
(69-80) C		73
(55-68) D	49	
(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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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