



1 Castle Hall, Llangrannog, Llandysul, SA44 6RH

Offers in the region of £197,500

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CARDIGAN
BAY
PROPERTIES

EST 2021



1 Castle Hall, Llangrannog, SA44 6RH

- 2 bed end of terrace cottage
- Walking distance to the beach and coastal path
- Wood burning stove in the lounge
- Air source heating via a wall-mounted Fujitsu DC Inverter
- 12.7 miles to Cardigan town
- Popular Llangrannog location
- Character property
- Patio area to the front with garden shed
- Walking distance to village pubs and cafes
- Energy Rating: E

About The Property

A delightful, character cottage situated in the picturesque seaside village of Llangrannog, within walking distance to the beach and popular Ceredigion Coastal Path. Llangrannog is a gem of West Wales with its vibrant community, a cosy pub and cafes and beautiful beaches it is a lovely place to escape from the hustle-bustle of life. The heart of the village lies away from the beach up the valley, tucked away in the hillside. The village developed around the 6th Century Church which was rebuilt in 1885 and is still in use today. The village of Brynhoffnant is a short drive up the hill and has a Londis shop and petrol station and a pub. And nearby Cardigan town is only a 20-minute drive away.

Access to the property is off a small path accessed off a minor road, with a door leading into the kitchen. The kitchen is fitted with wall and base units with a worktop over, a built-in electric hob and an eye-level oven and grill, a sink with a drainer, space and plumbing for a washing machine, space for an undercounter fridge, a tiled floor, a wall mounted air heater, and a pretty bay window offering a lovely space to put a small dining table for meals and to sit and watch the world go by. A door leads into the lounge with an open staircase to the first floor, a wood-burning stove on a slate hearth, perfect for those colder evenings, and a wall mounted air heater.

On the first floor are two bedrooms, the main one is a double and found on the end of the property with a wall mounted air heater, a bay window at the front which offers lovely views down towards the coast and a side window which overlooks the garden area and stream, and the other is a spacious single with built-in storage space and window to the front overlooking the garden area. There is a shower room with a toilet, wash hand basin and shower, and there is useful storage over the staircase.

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Externally:

On the outside, there is a patio area on the other side of the path in front of the property, which is mainly paved with a fence on top of the stone boundary wall to offer additional privacy, and a useful wooden garden shed ideal for storage. This is a lovely area to sit and relax and enjoy some outside dining, next to the Hawen Stream. The owner has also parked her small car in this area in the past.

Kitchen/Breakfast Room

12'2" x 8'5" max, plus bay (3.72m x 2.59m max, plus bay)

Lounge

10'11" x 11'0" max (3.35m x 3.36m max)

Landing

4'9" x 5'2" max I shape (1.46m x 1.59m max I shape)

Bedroom 1

12'3" x 8'4" max, plus bay (3.74m x 2.56m max, plus bay)

Bedroom 2

8'8" x 7'2" max (2.66m x 2.20m max)

Shower Room

3'8" x 5'10" max, plus shower (1.12m x 1.80m max, plus shower)



IMPORTANT ESSENTIAL INFORMATION:

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

TAX BAND: - B Ceredigion County Council although the owner currently qualifies for small business rate relief on this property

TENURE: FREEHOLD

PARKING: No Parking however the owner has managed to park a small car on the front patio, there is a free public car park a short walk from this property and there is space to park on a first-come, first-serve basis a short walk from the property.

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - (Eg any unsafe cladding etc) None the owner is aware of.

RESTRICTIONS: (e.g. listed building, covenants, restrictions of use, use of land etc) N/A

RIGHTS & EASEMENTS: The properties along this row of terraces have a right of way to walk past the front door of this property to access their properties.

FLOOD RISK: Rivers/Sea - High - Surface Water: N/A . The owner advises that about 7/10 years ago water entered the property following an exceptional downpour which led to a rush of surface water down the lane. Following this, the Council installed a new road drainage system before the bridge which the lane crosses. There has been no flooding since.

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: None that the owner is aware of.

ACCESSIBILITY/ADAPTATIONS: N/A

COALFIELD OR MINING AREA: Not that the owner is 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: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Air Source Heating in the living room, main bedroom and kitchen from an externally fitted wall-mounted Fujitsu DC Inverter. The owner advised this provides heating and cooling.

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps 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: 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/))

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. Please ensure you read the information below carefully, please ask us to explain anything that is not clear before arranging a viewing.

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. There is no parking with this property but parking is available a short walk away, the owner also informed us that she has parked a small car on the front patio. The property benefits from air heating via a wall-mounted Fujitsu DC Inverter. The owner advises that about 7/10 years ago water entered the property following an exceptional downpour which led to a rush of surface water down the lane. Following this, the Council installed a new road drainage system before the bridge which the lane crosses. There has been no flooding since.

HW/HW/03/24/OK



B.432 CAPEL FFYNON BR

SPRINGDALE

High 30 Feet
1 Jan 30 Sept
Wm 8-20



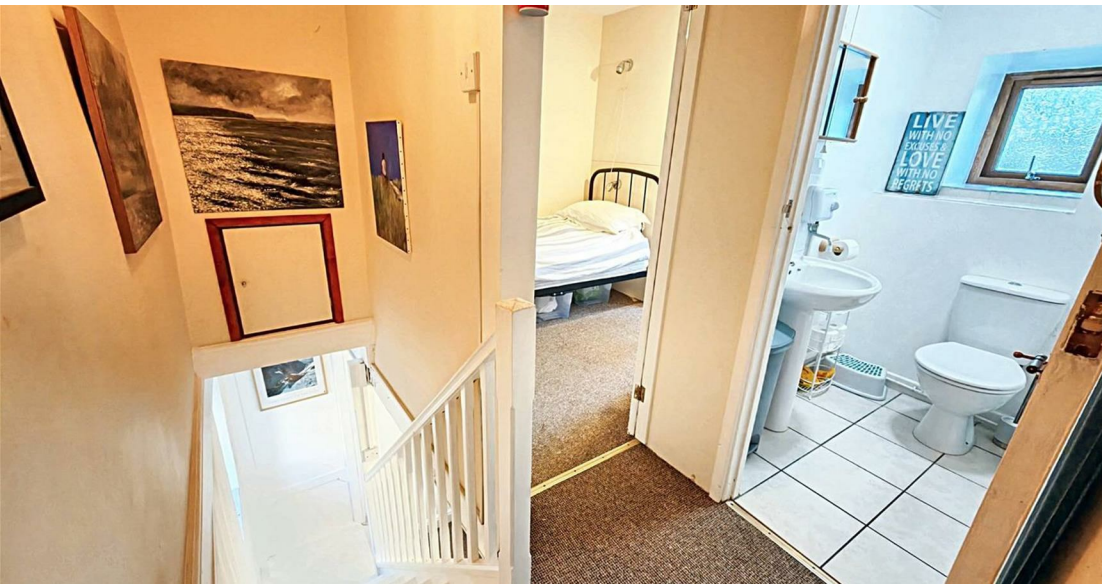
Directions

From Cardigan, proceed north on the main A487 coast road until reaching the village of Brynhoffnant. Turn left opposite the Londis mini-market and garage signposted to Llangrannog. Go down heading towards the village, drive through some hairpin bends, pass the free village car park on your left, and go all the way down to the T Junction, the property is on the right-hand side of the T Junction, the first of a row of terraces with the bay windows

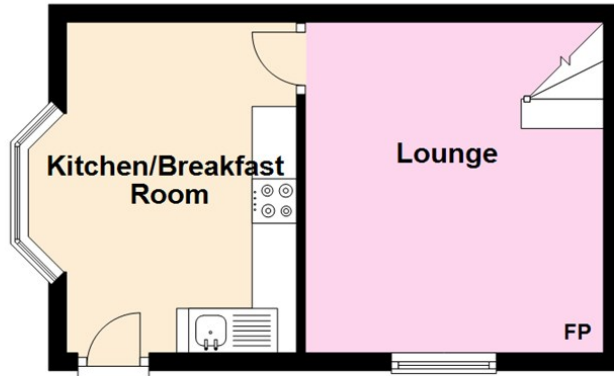
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

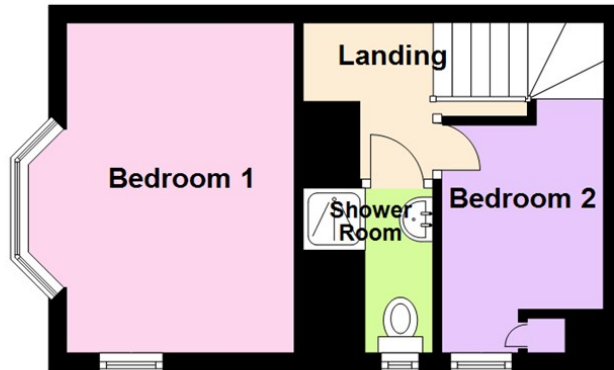
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (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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