



Rhyd Y Gwyn, 4 Brynamora, Blaenannerch, Cardigan, SA43 1SP

Offers in the region of £250,000

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CARDIGAN
BAY
PROPERTIES

EST 2021



Rhyd Y Gwyn, 4 Brynamora, Blaenannerch, SA43

Offers in the region of £250,000

- 3 Bedroom Detached Bungalow
- Off road parking & integral garage
- Gardens to front and rear
- 2.7 miles from the beach at Aberporth
- Log burner in lounge
- No forward chain
- Adapted for disabled use
- 4.6 miles north of the market town of Cardigan
- Popular Blaennanerch village location
- EPC rating : E

About The Property

**** NO FORWARD CHAIN**** This detached bungalow, nestled at the edge of a rural village, offers a blend of countryside charm and functional adaptability for disabled use, in need of some updating it presents an excellent opportunity for customization and enhancement all located in the village of Blaenannerch that is situated 4.5 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth and the beautiful Cardigan Bay coastline.

There is a ramp accessing the front door that opens into the hallway, the spacious lounge is located to the right and benefits from a log burner and a window that overlooks the front garden, to the left of the hallway, also located at the front of the bungalow is the master bedroom which also overlooks the front of the home, to the rear of the property are 2 further bedrooms both smaller doubles, with windows to the rear and one also benefits from build in wardrobe, the hallway also features ample storage cupboards, providing practical solutions for the home. Located centrally, the family bathroom features tiled walls and includes essential amenities such as a bath, sink, and w/c, also accessed from the hallway is the spacious kitchen diner, equipped with a range of wall and base units, a window overlooking the rear garden, allowing residents to enjoy the natural beauty of the countryside, and the kitchen features adapted worktops for wheelchair use, enhancing accessibility for all, and a stainless steel sink and drainer located below the rear window, there is also an electric hob, an eye-level integral oven, and an airing cupboard.



Continued;

Accessed off the kitchen is a rear hallway area with space and plumbing for a washing machine. A door accesses the rear garden, and there is a door to the wet room, with an electric shower, WC, and sink. At the end of the hallway, a dividing room area provides additional space for belongings and houses the oil boiler. This area also grants access to the integral garage, offering convenience for storage and parking, there are also ladder stairs that access the attic space which has been boarded and plastered and serves as a practical room for storage,

Externally;

The bungalow is located conveniently off a B road, boasting its own tarmac driveway which can comfortably accommodate two cars. Adjacent to the driveway, there's convenient access to the garage, providing ample space for additional storage or parking. Approaching the front of the property, a ramp leads up to the front door, ensuring accessibility for all. Surrounding the bungalow are pathways, offering navigation around the entire perimeter, to the front is a lawn garden with shrubs that line the edges, adding a touch of natural beauty and privacy to the property. At the rear of the bungalow, there is a small patio area, and a lawn that can be landscaped to the owner's needs, Access to the rear of the property is facilitated by steps leading up to the rear door.

Overall, this detached bungalow offers a blend of comfort, functionality, and rural charm. With some modernization, it presents an ideal opportunity to create a lovely home.



Hallway
15'9" x 18'4" (max t shape) (4.801 x 5.602 (max t shape))

Lounge
16'8" x 15'0" (5.103 x 4.580)

Bedroom 1
14'2" x 11'9" (4.333 x 3.591)

Bedroom 2
13'10" x 9'3" (4.229 x 2.824)

Bedroom 3
8'2" x 9'6" (2.507 x 2.915)

Bathroom
8'3" x 5'9" (2.517 x 1.763)

Kitchen/Diner
14'5" x 12'6" (4.396 x 3.820)

Rear Hallway
12'4" x 3'6" (3.760 x 1.089)

Wet Room
9'5" x 3'11" (2.886 x 1.194)

Boiler Hallway
9'8" x 4'3" (2.962 x 1.299)

Integral Garage
12'6" x 9'8" (3.818 x 2.965)

Attic Room
18'0" x 7'4" (5.499 x 2.251)

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

COUNCIL TAX BAND: E - Ceredigion 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
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 INTERNAL: 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/>)

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 special Accessibility/Adaptations on this property, a ramp to the front door, lowered kitchen worktops with sink and drainer, wet room.
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.

VIEWINGS: By appointment only. The property is going through probate.

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.

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.

TR/TR/04.24/OKTR





Directions

Head out of Cardigan northwards along the A487 past the villages of Penparc and Tremain. When you get to the mini roundabout, continue straight across, and pass the garage on your right-hand side. Take the right turn directly after the garage and continue down the road, the bungalow is located towards the end of the row of bungalows on your left, denoted by our for sale board

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



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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