



6, Bro Gorwel, Newcastle Emlyn, SA38 9PJ

Offers in the region of £340,000



CARDIGAN
BAY
PROPERTIES
EST 2021





6, Bro Gorwel, Bryngwyn, SA38 9PJ

Offers in the region of £340,000

- 3 Bedroom detached bungalow
- Stunning countryside views to rear
- Ample off road parking
- Only 8 minute drive to Newcastle Emlyn
- Cul-de-sac location
- Integral garage
- Enclosed gardens back
- Beautifully presented
- Only a 10 minute drive to the beach and coast
- EPC rating : D

About The Property

Nestled in the charming cul-de-sac of Bryngwyn, 6 Bro Gorwel presents a delightful opportunity to own a beautifully presented 3-bedroom detached bungalow. The popular market town of Newcastle Emlyn is only 4.2 miles away and has many artisan shops, cafes & restaurants, supermarkets, and primary and secondary schools. The larger market town of Cardigan is only 8 miles away with larger amenities, and the stunning beaches and Ceredigion coastal path along the west Wales coast of Cardigan Bay are a mere 10-minute drive away.

As you step through the glazed porch into the entrance hallway, you are greeted with access to all three generously sized bedrooms, the family wet room, and the inviting lounge and kitchen areas. The bedrooms, all doubles, offer comfort and space, with the master bedroom boasting the added luxury of an en-suite shower room with a w/c, double shower, and a wash hand basin. The family bathroom has been tastefully converted into a modern wet room, complete with an airing cupboard for your convenience.

The heart of this home lies in the spacious kitchen, where patio doors flood the room with natural light and offer a seamless transition via the French doors to the lounge. The kitchen benefits from a range of solid oak base and wall units, an eye level double oven and an induction hob with extractor above, also included are the under-counter fridge, freezer and dishwasher, and there is a door off to the utility room with a range of base units and space and plumbing for a washing machine, a sink and drainer and doors off to the integral garage and outside. The lounge, equally inviting, features its own set of patio doors and a feature fireplace, all creating a harmonious flow throughout this beautiful property.



Externally

With parking available for up to 5 vehicles, this detached bungalow ensures both convenience and comfort for its residents, there is a lawn area to the front and gated pathways around the sides of the bungalow with a ramp leading you down to the rear garden, this is also mainly lawn with a range of shrubs and flowers around the boarders, the rear of the bungalow is accessed via some steps to an enclosed area that leads you to the patio doors from the kitchen & lounge. And let's not

forget the lovely views that grace this property, adding a touch of tranquillity to everyday life.

Don't miss the chance to make this lovely bungalow your new home.

Porch
10'7" x 5'0"

Hallway
15'0" x 10'1"

Bedroom 1
16'5" x 12'0"

Bedroom 2

12'7" x 11'9"

Bedroom 3

11'9" x 9'9"

En-suite

9'11" x 3'6"

Wet Room

13'6" x 7'0"

Lounge

17'7" x 14'8"

Kitchen

18'4" x 14'7"

Utility

11'10" x 8'1"

Garage

16'4" x 9'11"

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: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil, boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - FF

Standard ***- up to 31 Mbps Download, up to 20 Mbps upload *** Full Fibre to the bungalow, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL:

Limited 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 it has a wet room and a ramp to access the rear garden.

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 field below the rear of the bungalow is owned by the chapel and the vendor has informed us that there is a covenant placed on it to ensure that the field is not developed on.

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/05/24/OKTR

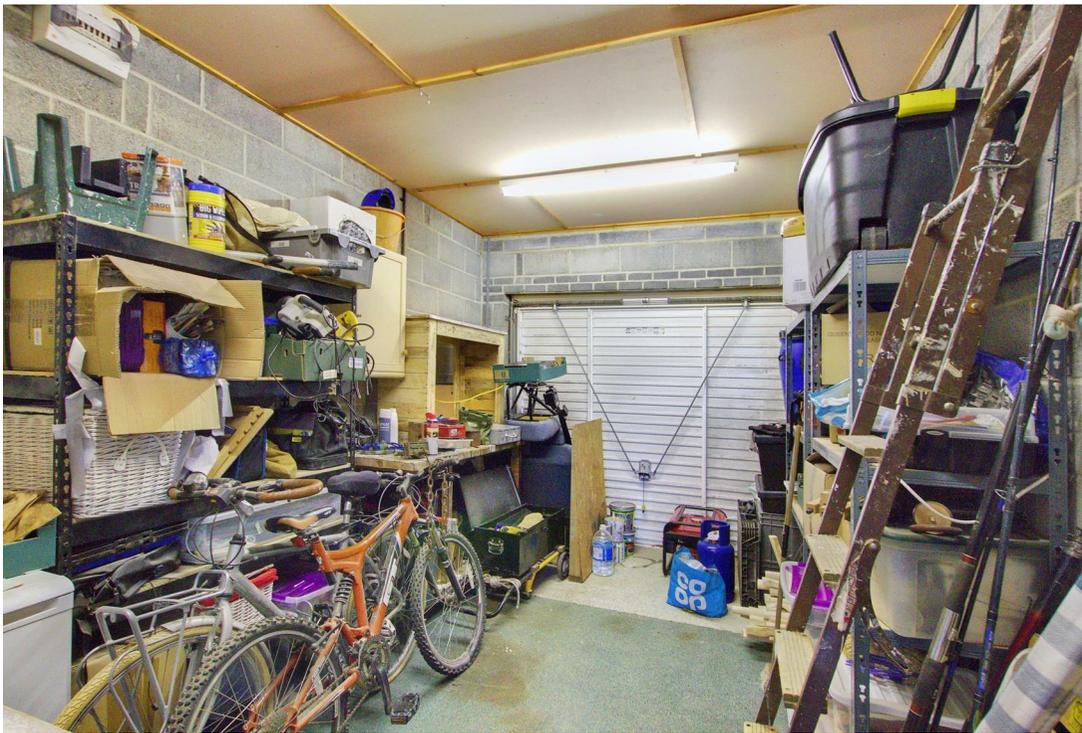














From Cardigan head northwards along the A478 until you reach the crossroads at Gogerddan, just before Tanygroes. Turn right here along the B4333 heading towards Newcastle Emlyn, and carry on through the village of Beulah, And onto the village of Bryngwyn. pass the chapel on your left then take the first left turn, continue for approx 100 yards then turn into Bro Gorwel cul-de-sac, continue up and bare left the bungalow is located 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.





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 | 61 | |
| (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 Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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