



CARDIGAN
BAY
PROPERTIES

EST 2021

Derwig, Llandysul, SA44 6BN

Offers in the region of £285,000



3



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E



Derwig, Caerwedros, SA44 6BN

- 3 bedroom linked detached bungalow
- Lovely rear and front garden
- Offroad parking
- Beautifully presented
- 7 Min drive to Cwmttydu beach
- Tastefully modernised
- Garage linked
- Rural village location
- 10 min drive to popular New Quay
- EPC rating : E

About The Property

Welcome to this charming 3-bedroom detached bungalow nestled in the picturesque coastal village of Caerwedros, Llandysul. This beautifully presented property offers a perfect blend of comfort and convenience, just a short drive away from the stunning New Quay and Cwmttydu beach. The coastal village of New Quay offers many amenities such as a doctor's surgery, a large Primary school, a supermarket, a fire station, a lifeboat station (RNLI), pubs, cafes and restaurants and so much more, making New Quay has beautiful scenery, harbour, dolphin sightings, sandy beaches and rugged Cardigan Bay coastline. Further afield are the popular larger towns of Aberaeron and Cardigan.

As you step into this delightful bungalow, you are greeted by a spacious entrance hall leading to three inviting bedrooms, a family shower room, a well-equipped kitchen, and a generously sized lounge. The two double bedrooms and a single bedroom provide ample space for relaxation and privacy, catering to various needs.

The lounge is a bright and airy space, enhanced by French doors that open up to the rear garden, creating a seamless indoor-outdoor living experience. The kitchen boasts a range of base and wall units, an integral oven with a gas hob with an extractor fan over, an integral fridge/freezer and a charming one-and-a-half sink with a drainer overlooking the beautiful garden, making it a perfect spot for culinary enthusiasts.

Additionally, the family shower room features a convenient storage cupboard, a shower, a WC, and a washbasin, ensuring both functionality and style in one space.

With parking available for three vehicles, as well as an attached garage, there is also a lawn area to the front, and the rear garden is fenced and enclosed, this area is beautifully landscaped with some raised beds around the borders that have a range of flowers and shrubs. there is also a patio area to enable you to enjoy al-fresco dining or just to enjoy a cup of tea overlooking the beautiful garden.

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Continued:

Don't miss the opportunity to make this lovely bungalow your new home, where coastal living meets comfort and style.

Embrace the tranquillity of the seaside while being just a stone's throw away from local amenities and breathtaking beaches. Book your viewing today and step into a lifestyle of serenity and relaxation in this coastal gem.

Hallway
19'9" x 3'9" (max)

Lounge
17'9" x 15'5"

Kitchen
13'1" x 12'0" (max)

Shower Room
8'1" x 7'4"

Bedroom 1
8'8" x 8'4"

Bedroom 2
12'2" x 10'6"

Bedroom 3
14'3" x 10'7"

Garage
16'0" x 12'5"

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

COUNCIL TAX BAND: D - 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: Not Connected - 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 INTERNAL: Poor
Signal 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/))

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
Accessibility/Adaptations on this
property. Grab handles outside front
door; grab handles and seat in shower.

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. Please
read the important essential information

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/06/24/TR/OK















Travel up the A487 from Cardigan for approx 14 miles passing the village of Plwmp, continue on and take the left at the crossroad, just next to the small church, continue down into the village of Carewedros, and turn right at the crossroads and the bungalow is located on the right opposite semi-detached houses, denoted by our for sale board.

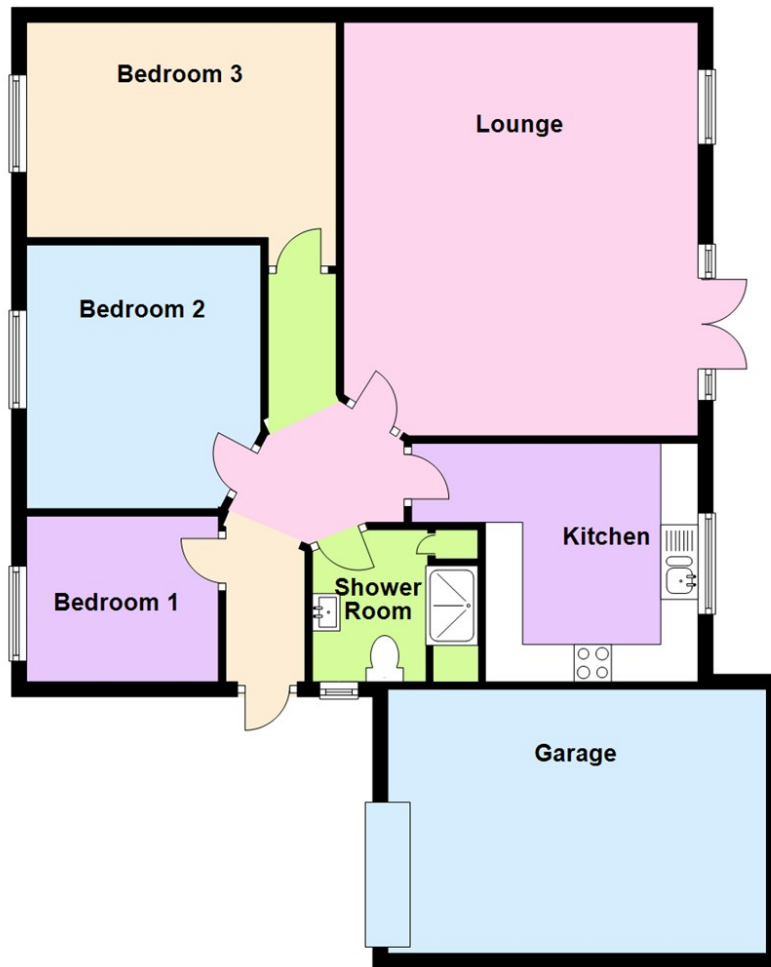
INFORMATION ABOUT THE AREA:

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	54	
(39-54) E		
(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.

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

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