



CARDIGAN
BAY
PROPERTIES

EST 2021

Rhydcarlin, Llandysul, SA44 5AJ

Offers in the region of £390,000



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Rhydcarlin, Pentre-Cwrt, SA44 5AJ

- Detached 3 bedroom bungalow
- Workshop & car port
- Versatile concrete yard
- Paddock
- 2.4 miles from the town of Llandysul
- Set in just over 2 acres
- Detached garage
- Rural location
- Agricultural barn
- EPC rating ; D

About The Property

Welcome to this charming 3-bedroom detached bungalow in the picturesque rural location just outside the village of Pentre-Cwrt, Llandysul. Situated on just over 2 acres of land. The rural village of Pentrecwrt benefits from a village pub and a local shop, all located just 2.4 miles from the town of Llandysul and 6 miles from the market town of Newcastle Emlyn which both benefit from local amenities.

Upon entering the bungalow you are greeted by a welcoming hallway that leads to a cosy lounge, perfect for relaxing evenings with an open fire and patio doors making most of the views over the valley beyond. The kitchen/diner provides a lovely space for family meals and entertaining guests with a range of base and wall units, a sink and drainer, an electric oven and an electric hob, there is also space and plumbing for a washing machine and dryer. The dining area in the kitchen also has patio doors overlooking the rear of the bungalow. Off the kitchen is the rear hallway with a door leading you out the back of the home, and an additional handy shower room. There are 3 well-appointed bedrooms, and a storage cupboard there is ample room for a growing family or visiting guests. The family bathroom benefits from a jacuzzi bath, a w/c and a wash hand basin.

Outside, the property is accessed via a sweeping gated driveway that leads you to the bungalow and beyond to the concrete yard and other outbuildings, there is a lawn garden to the front with a range of mature shrubs and trees around its borders, and it boasts a small garage next to the bungalow. Through the second gateway, there is a substantial concrete yard that has a double garage/workshop with a carport attached, and an agricultural barn. The paddock is also accessed from the yard and is located up behind the bungalow.

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Continued;
Whether you're looking to enjoy the peaceful countryside or engage in agricultural activities, this property offers endless possibilities. Don't miss the chance to make this property your own and experience the beauty of rural living in Pentre Cwrt.

Hallway
19'0" x 12'6" (max I shape)

Lounge
17'8" x 12'6"

Kitchen/Dining Room

20'11" x 6'7"

Rear Porch
10'1" x 7'9" (max)

Shower Room
5'10" x 2'6"

Bedroom 1
12'11" x 12'1"

Bedroom 2
11'10" x 10'8"

Bedroom 3
13'1" x 9'1"

Bathroom
9'5" x 6'5"

Garage/Workshop

30 x 30

Car Port

30'6" x 15'9"

Open Shed

20 x 20

Small Garage

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Carmarthenshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage / Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Connected - TYPE - Standard ***add in speeds eg - up to 22 Mbps Download, up to 1 Mbps upload *** , ADSL, - 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 no special Accessibility/Adaptations on this property.

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





ensure you read the important essential information, the owner has informed us there is an enforcement order on the bank behind the concrete yard to return it back to its original state (place topsoil on it) the owner has informed us that this will be done before completion of the sale of the property.

mortgage is required.

TR/TR/06/24/OK/TR

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















From Cardigan take the A484 towards Newcastle Emlyn. Proceed through villages Pentrecagal, Henllan and into Pentre-Cwrt. Continue through the village and turn left at the T-junction, then take the immediate right turning, continue over the small bridge then turn right, and continue along the road for approx 1 mile and the property is located on the left just before some stone outbuildings.

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		92
(81-91) B		
(69-80) C		
(55-68) D	58	
(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

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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