



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Swn Y Gwynt, Llwyndafydd Road,  
Llwyndafydd, Llandysul, SA44 6BT





# Swn Y Gwynt, Llwyndafydd Road, Llwyndafydd,

Offers in the region of £525,000

- Detached Bungalow
- 2 paddocks
- 3 Miles to popular New Quay
- Spacious lounge
- Stunning countryside views
- Set in 2.66 acres
- Coastal location
- Wet room en-suite
- Popular Llwyndafydd village location
- EPC rating : D

## About The Property

Welcome to this stunning 4-bedroom detached bungalow located in an elevated position in the picturesque village of Llwyndafydd, near New Quay. This beautiful property is set within 2.6 acres that includes 2 paddocks and offers breathtaking countryside views that will surely captivate your heart. This home is located in the popular rural village of Llwyndafydd. Perfectly located, being just a short drive away from the coast and nearby beach at Cwmttydu, which is a stunning cove steeped in history and home to a wide variety of wildlife, and gives access to the popular Coastal Path and many other walks. And being within easy driving distance to the vibrant harbour village of New Quay.

As you step into the bungalow, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The lounge features sliding doors that open up to the scenic countryside, allowing natural light to flood the room. On chilly evenings, you can cozy up by the log-burning stove, creating a warm and inviting atmosphere.

The kitchen seamlessly flows from the lounge and has a range of base and wall units, a sink with drainer located at the front of the home which takes advantage of the views beyond it also has an electric range cooker with hob and extractor fan over. The utility room is accessed from the kitchen and is equipped with space and plumbing for a washing machine and dryer, making household chores a breeze. The rear hallway which leads from the lounge, gives you access to the remaining 3 double bedrooms, two of which include built-in wardrobes, offering ample storage space for your belongings. A family bathroom with a bath, shower, and w/c ensures that all your needs are met, providing privacy and tranquillity for all residents. The master bedroom is located off the entrance hall benefits from a walk-in wardrobe and an en-suite wet room, providing convenience and luxury.



Continued;

Externally, This home is accessed up a driveway (shared with one neighbour) onto a gated entrance that leads you up to parking areas and the detached garage, to the side of the garage is a static caravan that is used for additional storage. This home has beautifully landscaped gardens to the front with a lawn area, flower beds and a range of shrubs, there is also a patio area that takes advantage of the countryside views beyond, and ramp leading you from the front garden directly into the lounge, this adds a touch of

convenience for those with additional mobility needs.

To the rear of the bungalow are practical areas that are concreted for ease of maintenance, there the greenhouse is located.

The additional land is located to the left of the bungalow, as you drive up the lane the land is positioned to the right with an additional parking area, ideal for guest parking, The 2 paddocks are fenced and gated, and the upper paddock has an agricultural barn, this has not fallen into disrepair and has lost its roof and some of the walls but the

footprint is still plain to see, the lower paddock is more sloping. There is an additional small meadow located to the side that could also be utilized to the owner's needs as could the grassed area directly to the right of the driveway.

There are several parking areas you can easily accommodate guests or family members.

Don't miss this opportunity to own a piece of paradise in the idyllic countryside of Llwyndafydd. Embrace the serenity and beauty that this detached bungalow has to offer. The owner has informed us that it is a bird watcher's paradise with kites and buzzards, jays, woodpeckers, plus all other country birds, all at a Birds Eye view with being higher up the valley. Lots of lovely local walks all dog friendly with waterfalls and beautiful wild flowers. Book a viewing today and make this your dream home!

Hallway  
12'2" x 6'6"

Bedroom 1  
13'1" x 12'7"

En-suite  
8'5" x 4'8"

Lounge  
25'2" x 16'6"

Kitchen  
15'7" x 13'1"

Utility  
13'1" x 5'8"  
Door to:

Inner Hallway  
15'5" x 3'10"

Bathroom  
10'3" x 8'0"

Bedroom 2  
10'2" x 9'8"

Bedroom 3  
10'2" x 9'11"

Bedroom 4  
11'11" x 10'5"

Garage  
21'7" x 11'8"

Static Caravan

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

COUNCIL TAX BAND: F - 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 /Multi fuel stove in lounge

BROADBAND: Connected TYPE - Superfast \*\*\* up to 1000 Mbps Download, up to 220 Mbps upload \*\*\* FTTP, - 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:Signal Available some networks limited , 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. The neighbour owns the driveway up-to the properties with shared maintenance and the owner of this property owns the driveway leading to the neighbour's entrance with shared maintenance.

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 is a ramp accessing the lounge, and a wet room off the master bedroom.

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, some of the land is sloping.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

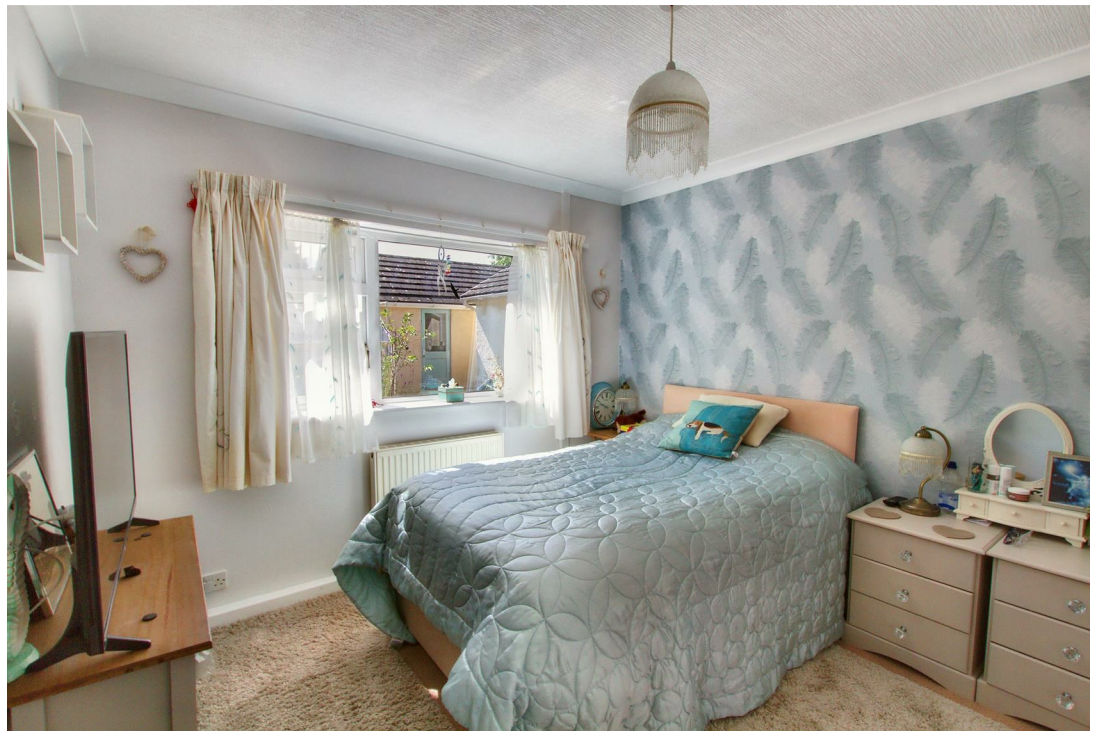
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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/OK/TR















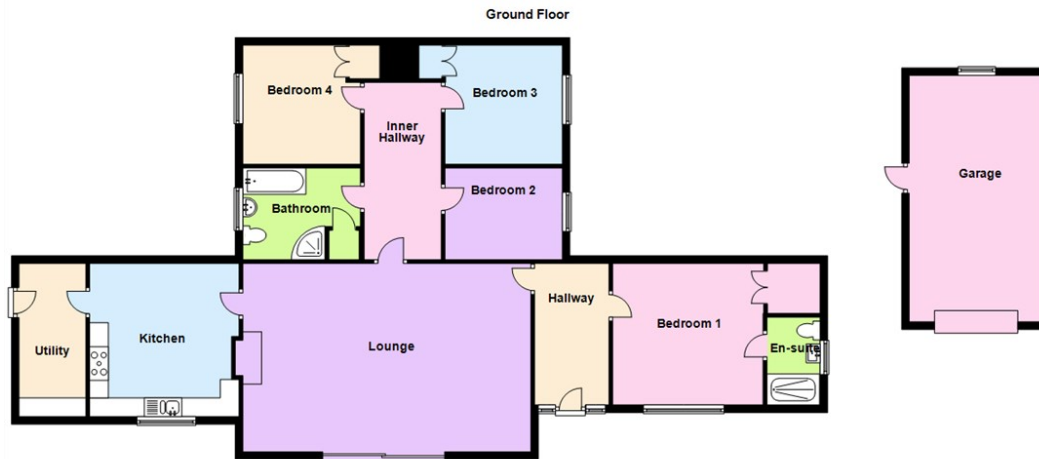
Travel northward on the A487 from Cardigan for about 12 miles. As you go through and out of the village of Plwmp, you will see a left turning at the crossroads, signposted for Llwyndafydd. Take this road and continue down into the village until you get to a T junction. Turn right here and continue around the corner and partway up the hill, the driveway is located about halfway up the hill on the right, 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@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.

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



EST 2021