



Tegfan, Boncath, SA37 0HX  
Offers in the region of £280,000







# Tegfan, Blaenffos, SA37 0HX

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- Detached bungalow
- Thoughtfully modernised home
- Lawn gardens
- Just over 2 miles to the town of Crymych
- 7 miles to the market town of Cardigan
- 3 bedrooms
- Master bedroom with en-suite
- Off road parking
- Appox 9 miles to Poppit Sands Beach
- EPC rating ; E

## About The Property

Nestled in the charming village of Blaenffos, Boncath, this refurbished 3-bedroom detached bungalow has been tastefully modernised throughout. Blaenffos is a semi-rural village found between Cardigan and Crymych, with a village shop. Crymych is a short drive away and offers larger amenities and charming village shops, a Welsh 3yrs -18yrs school, vets and pubs/cafes. The popular market town of Cardigan is only 7.5 miles away and sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and Newport Beach, and the many other beaches and walks in and around Cardigan Bay.

As you step into the modern accommodation, you are greeted by an inviting entrance hall with handy storage area, this leads to an L-shaped kitchen/diner with a range of base and wall units, a 5 ring gas hob and an inset electric oven, an integrated dishwasher and fridge/freeze, there is also a handy door leading you to the rear garden, the dining area is perfect for hosting family and friends. The spacious lounge has a feature fireplace with inset wooden mantel.

The master bedroom benefits from a built-in wardrobe and boasts an en-suite shower room with an enclosed double shower a w/c and a wash hand basin with a storage unit below. There are two additional bedrooms, bedrooms 2 and 3 are also both double rooms, The modern family bathroom provides ample space for a growing family or visiting guests as it benefits from a bath, a shower with enclosure, a wash hand basin and a w/c.



Continued;  
Outside, the property offers off-road parking for up to 3 vehicles, ensuring you never have to worry about finding a spot. The surrounding lawn garden adds a touch of tranquillity has a variety of shrubs and trees around the borders, creating a peaceful oasis for you to relax and unwind in.

Don't miss the opportunity to make this bungalow your own and enjoy the peaceful countryside living that Blaenffos

has to offer. With its modern amenities and spacious layout.

Porch  
9'10" x 6'10"

Hallway  
12'6" x 12'2" (max)

Lounge  
18'7" x 11'11"

Kitchen/Dining Room  
21'7" x 11'7"

Bathroom  
8'6" x 7'9"

Bedroom 1  
12'6" x 9'10"

En-suite

6'7" x 4'9"

Utility Area

7'9" x 4'9"

Bedroom 2

9'10" x 8'9"

Bedroom 3

9'10" x 7'10"

External storage room

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E - Pembrokeshire

County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Timber framed construction

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE -

Standard \*\*\*add in speeds eg - up to 100 Mbps Download, up to 0.6 Mbps upload

\*\*\* BT - 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 , 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 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/OKTR



























**DIRECTIONS:**

From Cardigan head out on the A478 heading towards Crymych. Go into the village of Blaenffos and take the first right as you enter the village, just before the chapel. Continue down this road for approximately 50 yards and the property is located on your 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		<b>100</b>
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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.

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