



Derwen Deg, Cwmttydu, Llandysul, SA44

6BZ



CARDIGAN
BAY
PROPERTIES

EST 2021





Derwen Deg, Cwmttydu, Llwyndafydd, SA44 6BZ

- 3/4 bedroom bungalow sitting in around 6.15 acres of land
- Up to 19.43 Acres available by separate negotiation with views down to Cwmttydu from the top fields
- Gardens, veg plot, Polytunnel & chicken run
- Ample off-road parking for several vehicles
- 5.4 miles to popular New Quay
- Mixture of gardens, outbuildings and grazing land
- 2 substantial Agricultural buildings and an old Dairy
- Beautiful coastal location at the end of a no through road
- Lots of potential and scope
- Energy Rating: E

About The Property

A detached bungalow/smallholding set off a no through road, in the picturesque coastal location on the outskirts of Cwmttydu, near Llwyndafydd. The property sits in around 6.15 acres of land, (with up to 19.43 acres of grazing land available by separate negotiation if wished), offering a truly idyllic setting for those seeking a countryside lifestyle.

Featuring a delightful mix of bungalow, barns, gardens & grazing land, providing ample opportunities for living the good life by the coast. Two agricultural barns accompany the land, presenting a myriad of possibilities for use, whether for storage, livestock, or workshop spaces.

The land available by separate negotiations include land that overlooks the bay at Cwmttydu with stunning views over Cardigan Bay.

Cwmttydu is set on the stunning coast of Cardigan Bay, in West Wales, with a pretty beach, while Llwyndafydd is located just two miles inland. Famed for its links to smuggling, Cwmttydu's pretty cove is popular all year round with people and wildlife and gives direct access onto the Ceredigion Coastal Path. Llwyndafydd dates back hundreds of years, with Henry Tudor's army reported to have visited the area on their way to the Battle of Bosworth in 1485. Nearby New Quay is only 5.4 miles away where local amenities can be found. The larger town of Aberaeron is only 11.4 miles away, and Cardigan is 15.9 miles away.

Entry into the bungalow is via patio doors into the useful porch, with concrete flooring, fitted base units, another set of patio doors on the far side giving access to the rear garden, and a step up and door into the kitchen. Fitted with modern, matching base and wall units the kitchen has views out over the front garden and has fitted electric oven and gas hob, space and plumbing for a washing machine, a sink with drainer, and a door into the living room.

Offers in the region of £570,000



Details Continued:

The living room has a window overlooking the rear garden (where there is ample space to add a conservatory if desired (subject to building regulations) and houses the solid fuel Rayburn, which is used for cooking and is also the boiler that does the hot water and central heating.

From the living room a door leads into the hallway, with a door out to the front of the property, a storage cupboard, an airing cupboard that houses the hot water tank with immersion heater, and doors to four bedrooms and the family bathroom. Bedroom 1 (double) has been used as a lounge in the past and has a boarded-up fireplace (that once houses a wood burning stove) which the owners advise could be opened up again quite easily. Bedroom 2 is a single and has a built-in cupboard. Bedrooms 3 and 4 are both doubles. The

family bathroom has a toilet, wash hand basin and an Omni Tub (perfect for a long soak after working the land) with an electric shower over.

Externally:

Access to the property is off a country lane, down a no through road and then onto its own driveway. The property is located in a small hamlet with a handful of other properties, which were all either former outbuildings of the original farmstead, or the original farmhouse itself. Set away from these, secluded by natural, mature borders and walls, the bungalow sits on a generous sized plot, surrounded by its own gardens on three sides and woodlands on the other.

The pretty gardens add to the property's appeal, complete with a pond, polytunnel, vegetable growing area, and a chicken run, perfect for those with green fingers or a

penchant for sustainable living. The history of the property as part of a farmstead lends a sense of heritage and character, with other barns in the vicinity having been transformed into charming dwellings.

The former cattle yard leads to the "W H Smith + Co Ltd - Whitchurch" constructed agricultural barns and the former dairy, these are very useful and hand spaces, with one Agri barn housing an old static caravan (a great children's den) and a workshop. The other Agri barn is split into 3 bays, all accessible from each other, with mid chancels for collecting water etc which run into holding tanks that are found underneath the main yard (these tanks now hold rainwater which is used to feed the pond and water the veg garden). These lend themselves for a multitude of uses, including internal stabling, sheep pen, workshop, etc.

The grazing land stretches behind the property and barns towards the coast offering level to gently sloping pastureland.

The additional 19.43 acres available by separate negotiations offers simply breathtaking views across the undulating valley and woodland and then on to the sea and the pretty cove of Cwmttydu.

If you dream of a serene rural lifestyle surrounded by nature and the soothing sound of the sea, this small holding in Llwyndafydd is a rare gem waiting to be explored. Don't miss the chance to make this unique property your own and create a haven of tranquillity in this beautiful coastal setting.

Porch/Utility area
20'4" x 9'0"

Kitchen
10'3" x 8'5"

Living Room
17'1" x 10'0"

Hallway
20'11" x 10'1"

Bathroom
6'7" x 8'1"

Bedroom 1/Lounge
13'9" x 10'0"

Bedroom 2
9'8" x 6'1"

Bedroom 3
11'5" x 10'1"

Bedroom 4
10'8" x 10'1"

Bathroom
6'7" x 8'1" max

Agricultural Barn 1 (front half)
29'1" x 21'10"

Agricultural Barn 1 (back half)
36'3" x 29'1"

Old Dairy
14'0" x 8'6"

Agricultural Barn 2 (Bay 1)
73'11" x 28'11"

Agricultural Barn 2 (Bay 2)
73'11" x 34'1"

Agricultural Barn 2 (Bay 3)
73'11" x 28'10"

Polytunnel
14' x 36'

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

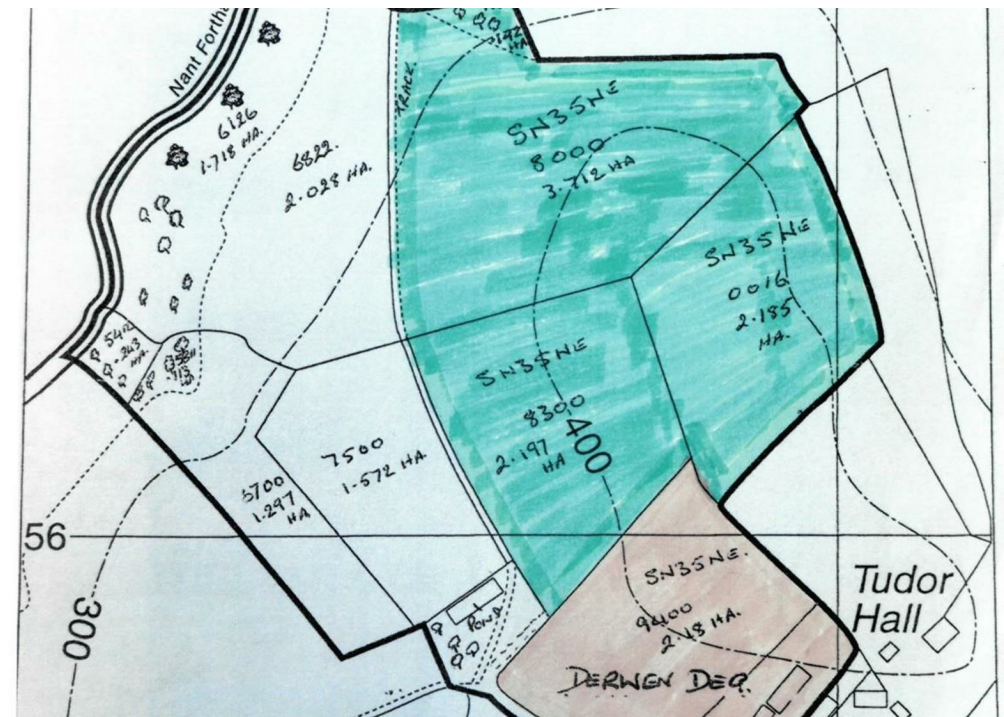
PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Timber Framed with external brick and render block, stud wall internally.

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains





HEATING: Solid Fuel Rayburn does the hot water and central heating with a hot water tank and immersion heater for the summer

BROADBAND: Connected Fiber to the property – up to 75 Mbps Download, up to 20 Mbps upload – 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 although some of the agricultural barn rooves could have asbestos sheeting, these have not been inspected or tested.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: There is a track to the side of this property with rights of way over it to access a BT/EE telecommunications mast, access to this track crosses over part of the drive owned by this property. The mast is used for the emergency services in the area and BT/EE have rights to access to maintain this. Neighbours also have rights of way down the track to access their land. The track is an ancient road, described on OS Maps as "Other Routes with public access" although not technically a public footpath or bridleway and not signposted as such, local people do use it occasionally.

FLOOD RISK: Rivers/Sea N/A – Surface Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The owner of neighbouring Perdderw Farm has planning permission for the erection of a shed for the storage of implements.

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. See notes above. There is up to 19.43 acres of grazing land available to the rear of the property's land by separate negotiation of wished, please watch the video tour which shows where this land is located.

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

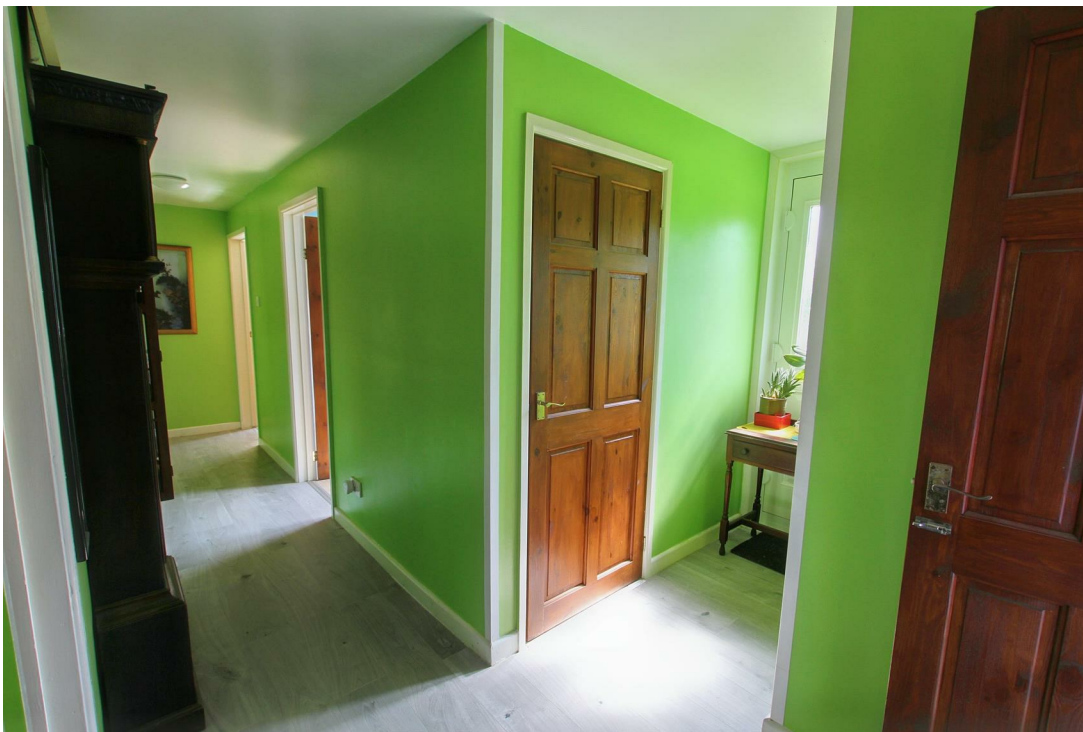
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

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.

HW/HW/23/05/24/OKTR













DIRECTIONS:

From Cardigan head north along the A487 until you reach the village of Plwmp. Turn left next to the village shop. Take the next left at the T junction and follow this road for about a mile, go straight on (left turn) towards Blaencelyn and Llangrannog. At the end of this road go straight on (left turn) and then go straight on almost immediately after (right turn) down a no through road. Follow this road all the way to the end and bear left at the bottom and you will see the property on the right-hand side just in front of you.

What3Words: ///used.overgrown.hint

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



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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