



Cysgod Y Ffawydd, Crymych, SA41 3QF

Offers in the region of £350,000



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- Detached 3 bed bungalow
- Ample off-road parking & integral garage
- Lovely sunroom accessing rear garden
- Accessible shower in the bathroom
- Just over 10 miles to the coast and beaches
- Village location
- Spacious rear garden
- Open plan kitchen/sitting room/diner
- Walking distance to shops and schools
- Energy Rating: E

About The Property

Nestled on the outskirts of the charming village of Crymych, this beautifully presented detached bungalow offers a delightful living experience. With ample off-road parking through a gated entrance, lawn to the front and spacious rear garden, this property offers the best of country living while being walking distance to local shops and schools.

Set on the edge of the beautiful Preseli Mountains in Pembrokeshire, the bustling village of Crymych offers the perfect mix of rural Welsh living and essential amenities, together with easy access to the larger town of Cardigan – about 15 minutes' drive away. Surrounded by some of the most beautiful scenery in West Wales, and just a short drive from the beaches of Cardigan Bay, Crymych is becoming increasingly popular with home buyers. As the main commercial centre for the surrounding villages, you'll find a range of services here, including a combined primary and secondary school.

Entry to the property is through a glazed front door, into a spacious hallway, with storage and doors off to the three bedrooms, bathroom, lounge and the kitchen/sitting room.

The lounge has a gas fireplace on a tiled hearth and a window to the front. The kitchen/sitting room is a lovely open plan space, complete with doors leading into a sunroom where you can bask in the natural light. The kitchen is fitted with matching wall and base units with space for a freestanding electric oven (with extractor over), a ceramic sink with drainer, integrated fridge, and door out to the utility. The sitting room area (which could be used as a dining room) has built in airing cupboards and doors out to the sunroom. The sunroom is a lovely space, overlooking the rear garden, with sliding patio doors outside.

This property boasts three generous double bedrooms, providing ample space for a growing family or visiting guests. The spacious bathroom features both a relaxing bath and an accessible shower, catering to all your needs.

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Details Continued:

The utility room has a door out to the rear garden, units with space and plumbing for a washing machine, a stainless-steel sink with drainer, and doors to the WC and the integral garage. The garage has a step down into it and has up an over door, and houses the gas fired boiler that serves the hot water and central heating.

The three bedrooms are all doubles (one with built in wardrobes), with dual aspect windows, with the master overlooking the rear garden.

And the family bathroom is a generous sized room with a sink, toilet, bath and an accessible shower.

Externally:

Outside, the bungalow is accessed off the main A478 onto its own tarmac drive with gated entrance. It offers convenience with ample off-road parking, including a front drive and an integral garage. There is a lawn area to the front, where the gas tank is situated, and paths are found on both sides of the property which lead to the rear garden. Here you'll find a patio area and a spacious

garden awaiting your personal touch. Whether you dream of a greenhouse or vegetable beds, there is plenty of room to cultivate your green thumb. The rear garden is bounded by a mix of wooden fencing and natural, mature hedging and also benefits from two mature trees.

Don't miss this opportunity to own a piece of tranquillity in Crymych. This property is a rare find that combines comfort, convenience, and the potential to create your own outdoor oasis.

Hallway

15'8" x 13'10" max – t shaped

Lounge

12'9" x 14'11" max

Sitting/Dining room

16'5" x 11'7" max

Kitchen Area

15'4" x 9'9" max

Sun Room

9'6" x 11'11"

Utility Room

5'10" x 11'9"

WC

2'10" x 5'9"

Garage

16'8" x 11'10"

Bedroom 1

11'11" x 12'11"

Bedroom 2

13'9" x 9'7"

Bedroom 3

11'4" x 9'8" plus wardrobes

Bathroom

10'7" x 9'11"

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/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating

BROADBAND: Previously available but not currently connected, but available in area – Superfast Available with speeds up to 950 Mbps Download, up to 950Mbps upload available in the area – 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 is an accessible shower in the 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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website

<https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> – we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. Documents required for this will be a valid 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 any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have

these in place at the point you make an offer on a property so as to save any delays.

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC
- these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. The sunroom was built in 2015

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.

HW/HW/08/24/OK











**DIRECTIONS:**

From Cardigan, head out on the A478 road towards Tenby until you reach the village of Crymych. Drive through the village, passing the school on your left and the garage and Spar shop on your right. Go on a little way further and you will see the bungalow on your right hand side, the first bungalow you come to after the Spar shop.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	59
(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.

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.

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