



CARDIGAN  
BAY  
PROPERTIES

EST 2021

2 Glangraig Cottages, Llandysul, SA44 6AQ

Offers in the region of £445,000





# 2 Glangraig Cottages, Llangrannog, SA44 6AQ

- 4 Bedroom bungalow
- Nr Llangrannog beach
- 25 Minute drive to Cardigan Town
- Off road parking with electric car charger
- Located on a private road
- Stunning panoramic sea views
- Semi detached
- Enclosed rear garden
- Solar panels with batteries
- EPC Rating : D

## About The Property

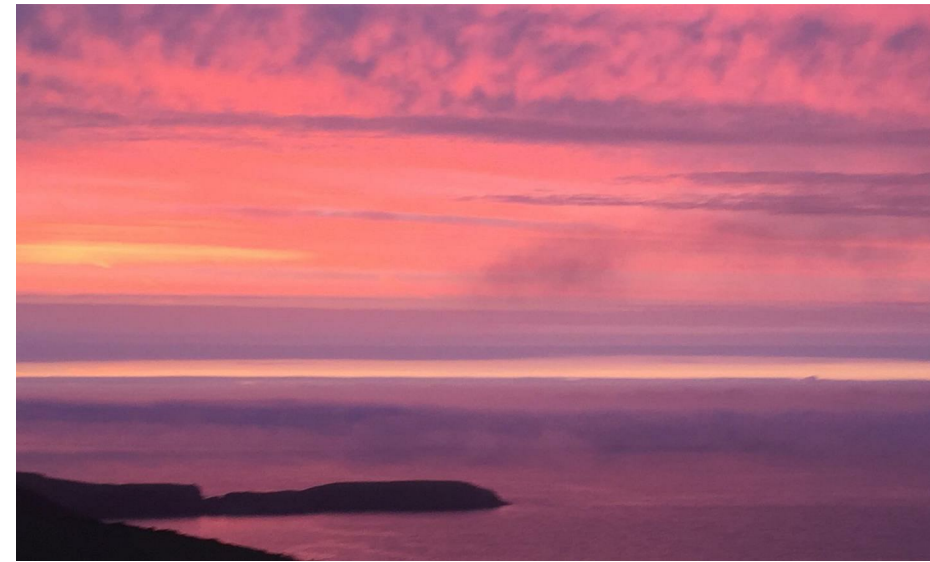
An immaculately presented 4-bedroom semi-detached bungalow designed to take full advantage of the spectacular panoramic views over the Cardigan Bay coastline and located near the picturesque village of Llangrannog. Boasting a modern interior, this property offers a perfect blend of comfort and style in a stunning location. The ever-popular coastal village of Llangrannog is just a short drive away, with its sandy coves and cosy village pubs, cafes, village shop and all within a very short stroll of the Ceredigion Coastal Path in this very popular part of Cardigan Bay in West Wales. The market town of Cardigan is only 11 miles away with all the amenities of a larger town.

As you step inside, you are greeted by a spacious hallway that leads to a beautifully designed newly installed kitchen featuring granite worktops, a range of base and wall units, and a top-of-the-line Neff induction hob and eye-level oven, it boasts an integral dishwasher and a full height freezer and fridge, there are larder units incorporated into the kitchen units on 2 corners, and also a handy under counter bin store, the one and a half sink with drainer is perfectly positioned below the window to take advantage of the sea views. The kitchen also benefits from underfloor heating which extends to the entrance area in the hallway.

The kitchen opens up to a light bright and airy lounge area with a multi-fuel stove and a dining area with a large picture window overlooking the beautiful coastline and out to sea, there are sliding doors that lead to a raised deck, offering breathtaking panoramic sea views. Imagine enjoying your morning coffee while soaking in the serene beauty of the sea.

Accessed off the hallway is a family bathroom with a storage cupboard, a bath and a separate shower, ensuring you can unwind in style, a w/c and a sink with vanity unit below. Additionally, there is a separate WC for added convenience.

Offers in the region of £445,000



Continued

This charming bungalow comprises four generous bedrooms, with one currently serving as an office space, perfect for those who work from home. Bedroom three is a haven with its sea views and built-in wardrobe, providing ample storage space. Bedroom two even includes a convenient laundry cupboard with plumbing for a washing machine, making laundry days a breeze as well as a wall-to-wall built-in wardrobe. While bedroom 1 is used as the master, also with built-in wardrobes and of course takes

advantage of the stunning sea views.

Parking will never be an issue with space for up to four or five vehicles, making hosting friends and family a stress-free affair, there is also an electric car charging point. The elevated entrance to the bungalow adds a touch of grandeur, setting the tone for the beauty that lies within and wraps around to the side, with steps down to the gardens below and behind, this also benefits from many storage areas underneath the raised walkway. The garden to the

side of the bungalow can also be accessed via a gate and has been adapted to a vegetable growing area, with raised beds, a greenhouse with automatic venting traps in the roof, a very useful insulated workshop that also has power and water connected. This enclosed area then opens out to the rear garden with a lawn area, a range of mature shrubs and flowers, a beautiful pond which attracts the local wildlife, and 2 patio areas to sit and enjoy the stunning landscape. The elevated decked area is perfect for alfresco dining while looking out to sea.

This home has solar panels on the roof to take advantage of the location with battery storage, the owners have informed me that this has caused dramatic savings in their monthly and annual electricity bill.

Don't miss this opportunity to own a piece of paradise with this modernised bungalow offering not just a home, but a lifestyle. Embrace the tranquillity and beauty that this property and its stunning sea views have to offer.

Hallway  
23'1" x 11'4" (max)

Kitchen  
15'10" x 10'9"

Lounge/Diner  
19'11" x 13'11"

W/C

7'3" x 3'6"

Family Bathroom

10'4" x 8'6"

Bedroom 4 / Office

11'10" x 10'9"

Bedroom 3

10'7" x 10'0"

Bedroom 2

13'5" x 10'9"

Bedroom 1

13'10" x 10'10"

Workshop

12 x 6

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)

THAT THIS PROPERTY BENEFITS FROM THE

FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains and Solar

Electricity with additional storage batteries.

WATER SUPPLY: Mains

HEATING: Gas (LPG ) boiler servicing the hot water and central heating. And a multi fuel





stove in the lounge/diner

BROADBAND: Connected - TYPE - Standard \*\*\*

- up to 12 Mbps Download, up to 1 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 , 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 they have shared ownership of the  
private road that accessed their home,

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/09/24/OK/TR















#### **DIRECTIONS:**

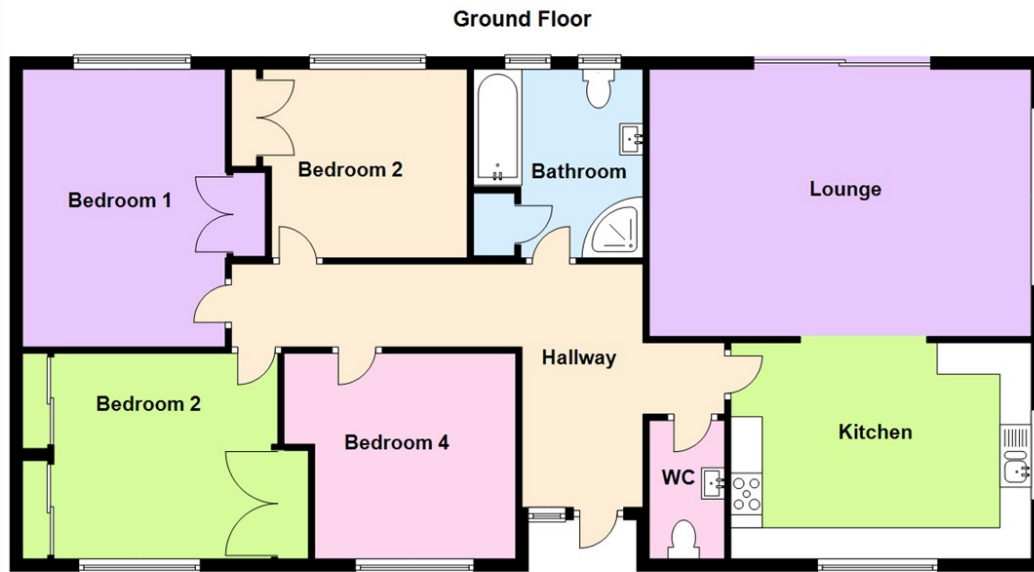
From Cardigan head north along the A487 until you reach the village of Brynhoffnant. Turn left onto the B4333 heading to Llangrannog. As you go down the hill you will come to a crossroads, turn right here heading to Pontgarreg and The Urdd. Take your first left (signposted Yr Urdd) and follow this road all the way to the end. Turn right and carry on and take your first left. Take the next first left and continue on down this no-through-road to the end and onto the private road, continue down this road and you will see the bungalow located on your left, denoted by our for-sale board. What3words; ///removable.feed.roofer

#### **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) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            | <b>81</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>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

Contact Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@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](mailto:info@cardiganbayproperties.co.uk)

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



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