



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Brynceiros, Llanfyrnach, SA35 0BE

Auction Guide £140,000



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# Brynceiros, Tegryn, SA35 0BE

- Detached two-bedroom bungalow with flexible third room
  - AUCTION GUIDE PRICE £140,000 + BUYERS FEES
  - Front and rear gardens with mature borders
  - Detached garage and workshop
  - Edge-of-village location with access to West Wales and Cardigan Bay
- Countryside views across open farmland
  - AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged.
  - Vegetable patch, greenhouse and pond
  - BIDDING OPENS THE 25TH OF JUNE 2025 AT 10:00am – SCHEDULED END DATE 25TH JUNE AT 2025 12:10pm
  - Energy Rating: D

## About The Property

\*\*\* AUCTION PROPERTY – Guide Price £140,000 Auction 25.6.25 Happy to accept mortgage offers and a 56 day completion \*\*\*

Looking for a detached bungalow with countryside views and room to grow? This property on the edge of Tegryn brings together flexible space, a garden that faces the fields, and access to the West Wales landscape including nearby Cardigan Bay.

Set within the rural village of Tegryn, this two-bedroom detached bungalow sits in a slightly elevated position, offering far-reaching views over the surrounding countryside. The location suits those after something with a bit more breathing space, while still being within a short drive of shops, services and the wider West Wales area.

The bungalow itself is set back off the road with front and rear gardens, both bordered with mature hedges and established planting. The rear garden is where the setting really shows itself – the views stretch out across fields and hills, changing with the seasons. It’s a space that offers a greenhouse, vegetable patch and a small pond, with the kind of outlook that never feels boxed in.

Inside, the layout is straightforward and practical. A central hallway connects all main rooms and includes built-in storage cupboards to keep everyday items tucked away. The living/dining room has a countryside aspect with dual aspect windows and a good amount of space for furniture and a relaxed feel throughout. Light comes in from the front, and the room opens easily into the rest of the home without feeling too open plan.

The kitchen is set towards the rear, with a window that frames the garden and the views beyond. Matching base and wall units line the walls, with space for a breakfast table and access through to a useful utility space. The utility links out to the garden and houses the oil-fired boiler, with space for freestanding white goods and extra storage if needed and also has a breakfast area overlooking the rear garden.

# Auction Guide £140,000



Details Continued:  
There are two bedrooms in the main part of the house, both doubles. The main bedroom sits at the front with a large window and a radiator for warmth, while the second is positioned to the side, also with good natural light and a comfortable shape. In addition to these, there’s another flexible room currently used as a second sitting room – although it could be used as a third bedroom or office space. This room has patio doors leading out to the rear garden and enjoys one of the best outlooks across the land beyond, with extra light coming in from the side.

The bathroom is finished with tiled walls and fitted with a bath, enclosed shower cubicle, vanity unit and low flush WC. There’s also a frosted window to the rear and a built-in cupboard for towels and essentials.

Externally:  
Outside, a detached garage and adjoining workshop offer more usable space – whether for storage, hobbies or practical jobs. There’s off-road parking in front of the garage and an additional area to the side of the bungalow for visitors or day-to-day use.  
  
Set in a quiet village location without feeling remote, this property brings together solid potential and a scenic position. There’s scope to personalise and update over time, but the layout and structure already work well as they are.

The wider location adds to the appeal – West Wales is known for its mix of coastline and countryside, and this part of Pembrokeshire offers a bit of both. Cardigan Bay is within easy reach, with beaches, walking routes and small towns all



just a drive away.

For those looking for a bungalow with views, space to potter outdoors, and a flexible interior layout, this place offers all three without over-complication. Whether for a permanent home or a future investment, it's a spot that offers value, usability and setting in equal measure.

#### AUCTION INFORMATION AND FEES

##### UNCONDITIONAL LOT:

Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

##### PRE-AUCTION OFFERS:

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact

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

##### SPECIAL CONDITIONS:

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

#### AUCTION - MORTGAGE BUYERS

This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us - we are here to help.

Inner Hallway

10'7" x 3'8"

Kitchen/breakfast room

Utility Area

Living/dining room

Bedroom One

11'8" x 10'5"

Bedroom Two

10'5" x 7'8"

Sitting Room / Bedroom Three

12'1" x 11'6"

Bathroom

8'5" x 7'2"

##### IMPORTANT ESSENTIAL INFORMATION:

AUCTION VIEWING DATES - NO NEED TO BOOK, JUST TURN UP ON ONE OF THE DATES AND TIMES BELOW:

21/05 @ 2pm to 2.45pm

29/05 @ 4pm to 4.45pm

04/06 @ 4pm to 4.45pm

10/06 @ 10am to 10.45am

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

COUNCIL TAX BAND: D - Ceredigion Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Timber Framed, possible Asbestos present.

SEWERAGE: Mains Drainage







ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Ultra fast 1- up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - 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 may be asbestos present in the detached garage, this has not been tested.

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 - High / Medium / Low / N/A - Surface Water: High / Medium / Low / 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.

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: Available on the following dates and specific times - \*\*\* AUCTION PROPERTY, PLEASE ENSURE YOU READ THE PARAGRAPHS IN THE DETAILS REGARDING



PURCHASING A PROPERTY BY AUCTION - Guide Price £140,000 Auction 25.6.25 Happy to accept mortgage offers and a 56 day completion \*\*\* Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. Sold in collaboration with Town + Country Property Auctions - listing found on their website here - <https://southwales.townandcountrypropertyauctions.co.uk/lot/details/149767>. Buyers must register with T+C to bid.

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/05/25/OK























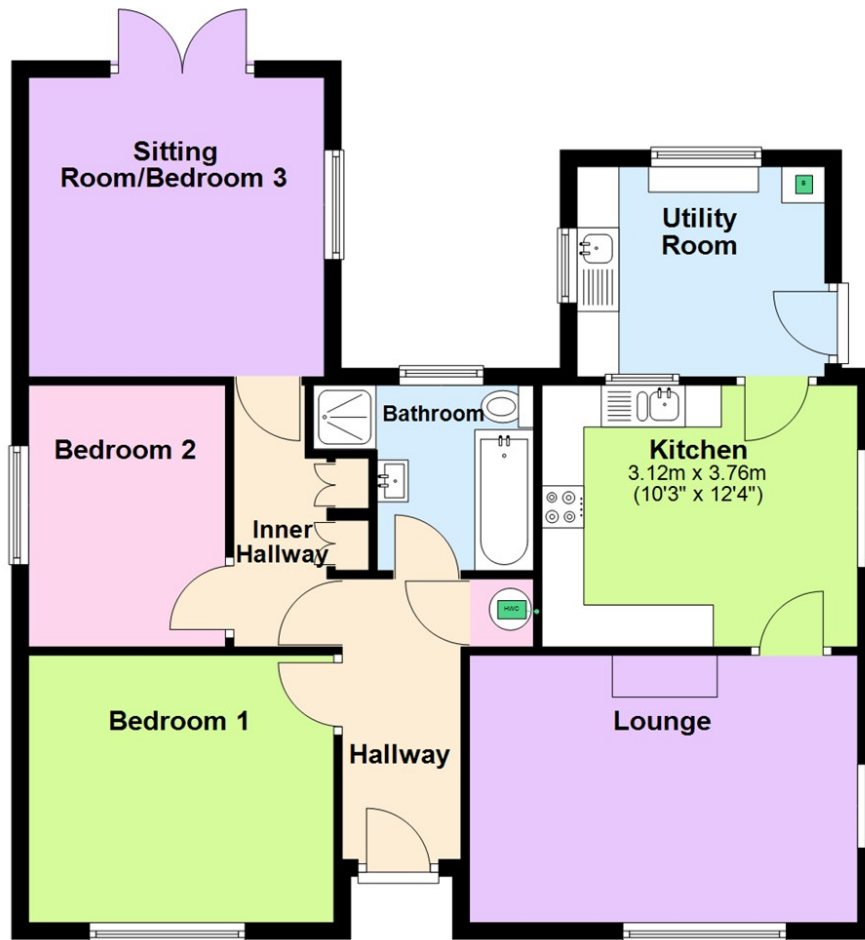
**DIRECTIONS:**

What3Words: ///sleep.sharpened.wool Head into Tegryn from Crymych and the property can be seen on the left hand side just a short distance after the former Butchers Arms pub.






## Ground Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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 Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@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

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