



CARDIGAN
BAY
PROPERTIES

EST 2021

Rhuanfa, Eglwyswrw, Crymych, SA41 3TA

Offers in the region of £365,000



5



1



2



E



Rhuanfa, Eglwyswrw, SA41 3TA

- Detached five-bedroom dormer bungalow with flexible layout
- Opportunity to modernise and update to suit individual taste
- Ground floor wet room and upstairs WC with built-in storage
- Parking space for 8+ vehicles, motorhome or touring caravan
- Easy access to Cardigan Bay and the wider West Wales coastline
- Set on the edge of Eglwyswrw village, near the Preseli Hills
- Lounge with patio doors and adjoining dining space
- Spacious garden with separate area with fruit trees and greenhouse
- Two garages – one attached, one detached with workshop facilities
- Energy Rating: E

About The Property

Looking for a spacious bungalow with far-reaching views and scope to personalise? Set just outside Eglwyswrw on the edge of the Preseli Hills, this generous home comes with five bedrooms, two garages, and a private rear garden—all within easy reach of Cardigan Bay and the amenities of West Wales.

Set just on the outskirts of the village of Eglwyswrw, in the scenic foothills of the Preseli Hills, this detached five-bedroom bungalow is all about space, practicality, and potential. Whether it's the plentiful parking, the garage/workshop set-up, or the versatile internal layout, this is a property with a lot to offer—particularly for those wanting to create a home that works for multi-generational living, growing families, or hobbyists who need indoor and outdoor space to work with.

Accessed via an entrance off the B4329, the driveway opens onto a wide tarmac frontage with space to accommodate eight or more vehicles comfortably—ideal for those with a motorhome or caravan. The attached garage sits to one side, with an additional detached garage and workshop area tucked further back—complete with power, lighting, a roller door, and even a sink with water supply. The practicality of the outdoor set-up can't be overstated here; it really is ideal for anyone needing somewhere to tinker, fix or store.

The bungalow itself is set back behind a lawned garden edged by low walls and iron railings. To one side, a pathway leads round to a patio, while the main entry is into a central hallway that serves all the key rooms on the ground floor. The lounge is a generous space, with a disused fireplace and sliding patio doors leading out to the side seating area. An open step-through connects to the dining area, making it easy to move between the two spaces.

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Details Continued:

The kitchen sits just off the hallway, fitted with matching wall and base units and offering plenty of scope for reconfiguration. It currently houses the wall-mounted gas boiler, and the owner has informed us that there is plumbing available to reinstate a sink in the kitchen should the new owner wish to do so, while a separate utility area houses the sink and cooker. This back room has its own set of matching units, plus space for an electric oven with extractor, another sink with drainer, and a pantry to one side for added storage. A door leads out to a rear conservatory-style porch, which connects back out to the garden.

Also on the ground floor are three bedrooms—two good-sized doubles and a third slightly smaller room that still works as a double or generous single. The wet room has recently been updated and includes a

walk-in shower, WC and basin, finished with modern, easy-to-maintain fittings.

Upstairs, a small landing leads to two further bedrooms. To the left is a double with its own WC (toilet and sink), built-in wardrobes and access to a large attic space—great for storage or perhaps conversion to a dressing area. The gable-end window looks out towards the Preseli Hills, with uninterrupted views across the surrounding countryside. The second upstairs bedroom has a distinctive twin Velux window set into the eaves, again making the most of the elevated position and the views beyond.

Externally:

Externally, to the front, the lawn and low wall border help frame the property, while the driveway continues past the side of the house to the rear, where the detached

garage/workshop is found.

The garden to the rear has been thoughtfully divided. Two patio seating areas sit just off the rear porch— handy for dining and entertaining. A pathway leads to the outdoor utility room, which houses a sink and plumbing for a washing machine, keeping noisy appliances out of the main house, the owners inform us that this was originally an outside toilet and all plumbing is available and could be reinstated if desired. Further along, the lawn is planted with mature shrubs and flowers, before an archway leads into a more tucked-away garden section. Enclosed by mature hedging, this part of the garden feels more sheltered and would suit veg beds, a polytunnel or just a more private seating area. There are fruit trees already established, plus a greenhouse (in need of repair) and a couple of garden sheds that could be brought back into good use with some attention.

This is a property that offers flexibility and a great base to work from. With plenty of scope to modernise, update and put personal ideas into play, it's a practical home surrounded by countryside, with a workshop/garage and storage space, and a spacious garden.

INFORMATION ABOUT THE AREA:

In terms of location, the property couldn't be more convenient. It's just a few doors down from the local shop and petrol station, offering everyday essentials without needing to head into town. The wider area of West Wales is easily reached, including Cardigan Bay with its renowned coastline, beaches and wildlife. The Preseli Hills provide endless opportunities for walking, exploring and enjoying the scenery right on the doorstep.

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.

Hallway
5'11" x 19'9" x 22'10" max - u shaped

Lounge
16'0" x 13'6" max

Dining Room
15'3" x 8'9" max

Kitchen / Breakfast Room
12'11" x 9'8" max

Kitchen / Utility
10'11" x 6'9"

Pantry
3'7" x 2'4"

Rear Porch / Conservatory
11'2" x 6'2"

Bedroom 1
11'11" x 9'9"

Bedroom 2
12'9" x 12'11" max

Bedroom 3
11'10" x 9'8"

Wet Room
9'8" x 6'10" max

Landing
4'4" x 6'4" max

Bedroom 4
19'5" x 10'1" max

WC
4'9" x 4'7" max

Attic Storage Space
19'11" x 13'1" max

Bedroom 5
25'0" x 10'2" max

Under Eaves Storage
25'7" x 5'6" approx

Attached Garage
9'11" x 18'7"

Outside Utility Room
3'7" x 4'4"





Detached Garage/Workshop
29'8" x 15'1"

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: Installed but Not Connected – 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.

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](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](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. This property is three doors down from a Murco petrol station, shop and supply store, the yard of this shop runs down the far side of the back garden. The property is in need of updating; the kitchen currently does not have a sink or cooker as the couple who lived there liked to cook in the utility room and eat in the kitchen.

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/06/25/OK/TR













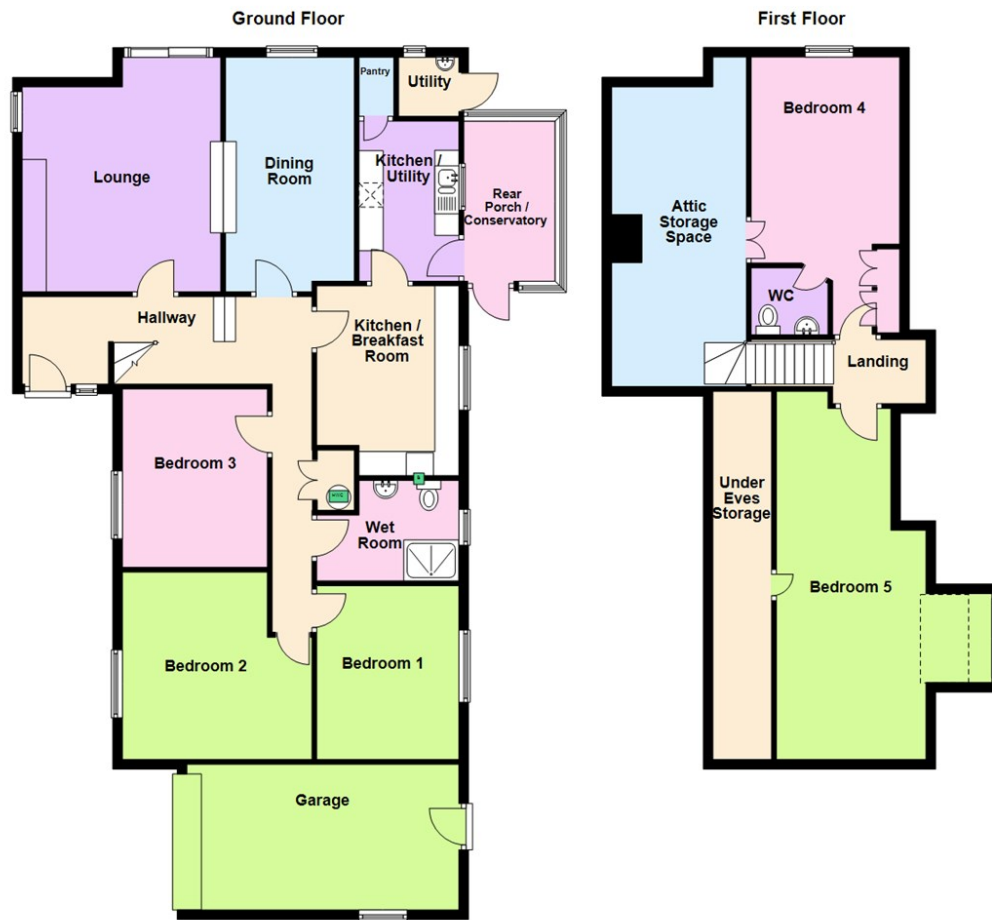
DIRECTIONS:

From Cardigan head out on the A487 heading to Fishguard and Newport. Travel through the village of Eglwysrw and turn left onto the B4329 next to the Murco Garage and Brian Llewellyn Stores. The

property is the third bungalow along on the right hand side, denoted by our for sale board. What3Words:

[///alert.thinker.manifests](https://www.what3words.com/alert.thinker.manifests)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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