



CARDIGAN
BAY
PROPERTIES

EST 2021

Windy Ridge (Haulfryn), Llandysul, SA44 6PN

Offers in the region of £450,000





Windy Ridge (Haulfryn), Glynarthen, SA44 6PN

- Detached 3-bedroom bungalow with well-planned layout – No onward chain
- Spacious kitchen/diner with granite worktops and integrated appliances
- Family bathroom plus additional shower room
- Around half an acre of sectioned gardens with orchard, vegetable patch, greenhouse and polytunnel
- Countryside views with garage and gated off-road parking, within reach of Cardigan Bay
- Living room opening into conservatory
- Snug with wood burning stove off the kitchen
- Utility, boot/boiler room and useful storage
- Chicken hutch, dog run, storage sheds and solar panels
- Energy Rating: D

About The Property

Looking for a bungalow with both comfort inside and a garden designed for productivity with no onward chain? This three-bedroom home in West Wales offers spacious living, conservatory, snug with log burner, and around 0.47 acre of land with orchard, greenhouse, polytunnel and vegetable plot, all close to Cardigan Bay.

This three-bedroom bungalow offers a comfortable balance of generous living areas and practical spaces, arranged to flow easily from room to room. Set within just under half an acre of gardens, it combines a homely interior with outdoor areas that have been thoughtfully planned for growing, keeping animals, and enjoying the countryside setting.

A porch at the front opens into the central hallway, which links the main living spaces with the bedrooms and has useful storage cupboards. The living room is a bright, well-proportioned space, with doors leading directly into the sunroom – a room that brings the outside in, with garden views and access straight out to the patio, and a log burning stove for winter warmth.

The heart of the home is the kitchen and dining room, fitted with modern wall and base units, worktops, and a range of integrated appliances including an eye-level oven, hob and extractor, fridge and dishwasher. There is plenty of space for a dining table, making it a natural gathering point. From here, a door leads into the snug – a more intimate sitting space with windows to two sides, a wood burning stove on a tiled hearth, and a warm atmosphere that suits quieter evenings.

The rear lobby connects the kitchen with further practical rooms. The utility room provides space for laundry and additional storage, with a separate shower room and WC close by. A useful boot room houses the oil boiler and provides direct garden access, ideal for muddy boots and coats.

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Externally:

Externally, the gardens are a real highlight. To the front, a gated driveway leads to a garage, with lawns to one side and mature shrubs and hedging providing a neat approach. At the rear, the gardens extend to around half an acre and have been carefully sectioned to maximise use and enjoyment. Closer to the house is a patio and lawn areas, with ornamental planting and a flower beds. Beyond this, the grounds become more productive, with an orchard of fruit trees, a polytunnel and a potting shed/greenhouse for growing produce, and a fenced section that was previously used as a vegetable garden – all of which offer excellent scope for self-sufficiency. Outbuildings include a

chicken hutch, storage sheds, and a dog run, making the space adaptable for those looking to keep animals or increase homegrown produce. Solar panels add an energy-efficient element, supporting the property's practical appeal.

The detached double garage has two roller doors, power and lighting, and an outbuilding currently used as kennels, with two smaller rooms and one larger central space, with power, lighting and water tap, and an attached storeroom which could be used as a garden shed or animal feed store.

The layout and land combine to create a bungalow that is both comfortable to

live in and rewarding to manage outside, with scope to develop further if desired. Positioned in the countryside of West Wales, with views from several rooms and easy access to the coastline of Cardigan Bay, it offers a lifestyle that blends modern comfort with outdoor opportunity.

Viewing is highly recommended to appreciate both the accommodation and the garden’s potential.

Details Continued:

There are three bedrooms, two generous doubles and a further single, (two with fitted wardrobes). The family bathroom is well equipped with a corner bath, separate shower, WC and wash hand basin.

INFORMATION ABOUT THE AREA:

Glynarthen is a small village set in pretty open countryside with an active chapel and vestry. Situated approx 10 miles from the popular market town of Cardigan and approx 8 miles from Newcastle Emlyn, both of which offer a wide range of local amenities, attractions and schools. Glynarthen is also within easy driving distance of the stunning sandy beaches of Aberporth and the coastline of Cardigan Bay, West Wales.

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.

- Porch
- Hallway
13'1" x 17'7" max - t shaped
- Lounge
16'10" x 15'6" max

- Sun Room
13'1" x 14'7"
- Kitchen/Dining Room
25'3" x 13'1" max
- Snug
15'4" x 10'2"
- Rear Hall
13'1"x 2'11"
- Utility Room
7'8" x 6'8"
- Shower Room
4'10" x 6'8"
- Boiler/Boot Room
10'4" x 3'10"
- Bedroom 1
11'5" x 15'3"
- Bedroom 2
11'0" x 15'6" max
- Bedroom 3
7'11" x 10'3"
- Family Bathroom
8'0" x 7'0" max
- Detached Garage
31'0" x 14'7"
- Kennels main room
8'6" x 13'0"
- Kennel 1
8'6" x 4'11"
- Kennel 2
8'6" x 4'1"
- Storage/Feed Store
8'6" x 6'1"





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/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected, Superfast up to 50 Mbps

Download, up to 10 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: Good outdoor, variable in-home, please check network providers for availability, or please check OfCom here – <https://checker.ofcom.org.uk/> (Link to <https:// checker . ofcom . org . uk>)

BUILDING SAFETY – The seller has advised that there are no issues 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>.

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

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 property is located next to a farm track; the farm is quite a way down this track, well away from the property.

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/09/25/OK













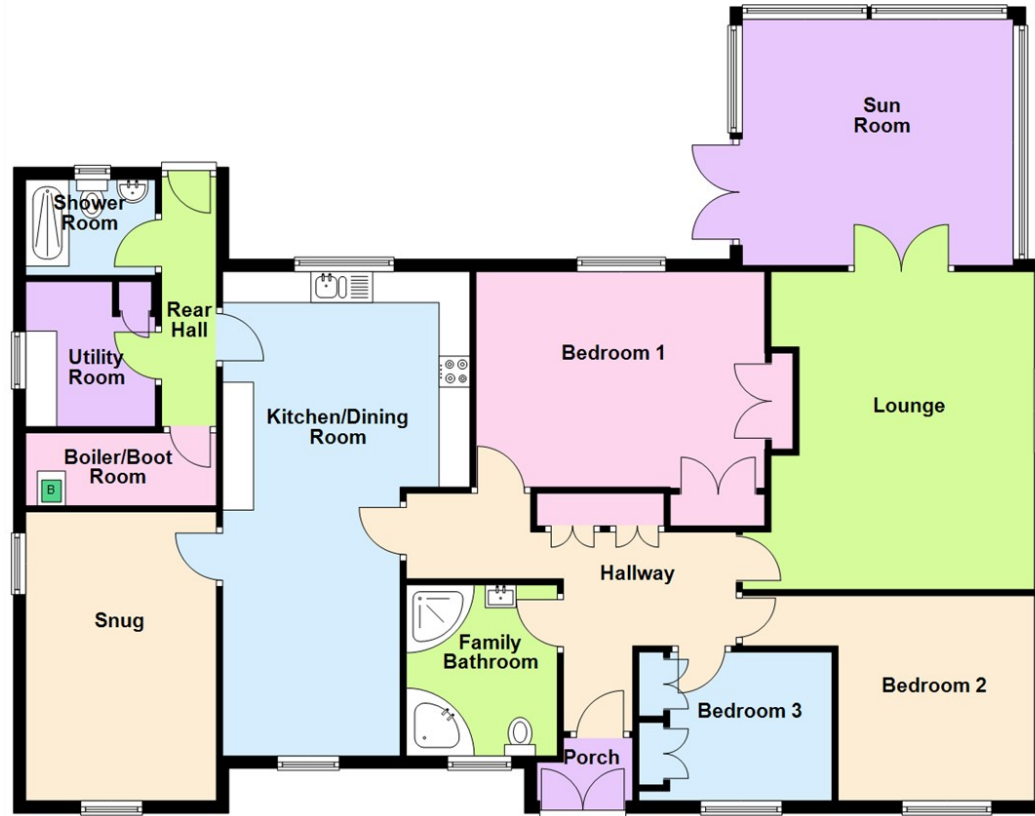
DIRECTIONS:

Take the A487 from Cardigan to Aberystwyth, turn right onto the B4333 signposted Newcastle Emlyn, take the next left onto a lane signposted Betws Ifan & Glynarthen. Continue straight down this road, through the village of Betws Ifan and continue on down the hill towards the village of Glynarthen. Go over the small bridge, pass the chapel on your left and carry on out of the village and up the hill, as you go halfway up the hill you will pass the village sign on your right and a farm track, immediately after this you will see this property on the right-hand side. What3Words:

///caring.overhear.tummy



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or 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.

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