



Bodawen, Llandysul, SA44 6SH

£250,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# Bodawen, Llangrannog, SA44 6SH

£250,000

- 2 bedroom cottage
- Popular Llangrannog location
- Walking distance to the beach and coastal path
- Multi fuel stove in the lounge
- Character features
- Off road Parking
- Patio by parking area & a garden shed
- Walking distance to village pubs and cafes
- 13 miles to Cardigan town
- EPC rating : D

## About The Property

Located in the picturesque seaside village of Llangrannog, this charming coastal 2-bedroom end of terrace cottage is a true gem. The property boasts character features throughout, adding a touch of traditional charm to the home all within walking distance to the beach and popular Ceredigion Coastal Path.

Llangrannog is a gem of West Wales with its vibrant community, a cosy pub, cafes, and beautiful beaches, it is a lovely place to escape from the hustle-bustle of life, the village of Brynhoffnant is a short drive up the hill and has a Londis shop and petrol station and a pub. And nearby Cardigan town is only a 20-minute drive away.

The layout includes a cosy lounge with a multi-fuel stove a slate hearth and a brass cover over the mantel, there are also exposed stone walls to add to the character. The kitchen has a range of base and wall units, a sink with a drainer, an electric induction hob, with an electric oven below, and space and plumbing for a washing machine, fridge, freezer, and dishwasher. Upstairs there are 2 double bedrooms, and a family bathroom with a w/c, bath with an electric shower over, and a wash hand basin, all providing ample space for comfortable living.

This property offers convenience with parking a small garden and some garden sheds, providing outdoor space to relax and unwind all tucked away up a no-through lane.

Don't miss out on the chance to own this delightful end-terrace house in a sought-after coastal location. Embrace the tranquillity of village life and the beauty of the nearby Llangrannog beach.

Whether you are looking for a permanent residence or an investment opportunity, this cottage offers both as a lovely home or income potential all located just a short stroll from the beautiful Llangrannog beach.



Entrance hall  
5'9" x 4'4"

Lounge  
11'7" x 12'9"

Kitchen  
12'0" x 12'9"

Landing  
6'8" x 2'8"

Bedroom 1  
12'7" x 9'5"

Bathroom  
6'0" x 5'5"

Bedroom 2  
12'6" x 7'9"

IMPORTANT ESSENTIAL  
INFORMATION:

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

COUNCIL TAX BAND: C -

Ceredigion County Council

TENURE: FREEHOLD.

PARKING: Off-Road Parking,  
ensuring that the detached  
property opposite is not blocked.

PROPERTY CONSTRUCTION:

Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Economy 7 Heating with immersion heater for hot water & Multi-fuel stove located in the lounge

BROADBAND: Connected Standard BT \*\*\*66 Mbps Download, up to 73 Mbps upload \*\*\* - 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 taken indemnity insurance out for access up the lane up to the property, which can apparently be transferred to the new owners, this is in place as there was not right of way written on the deeds however it has been used historically for many years.

Conveyance made 1986 states that owners of Bodawen and Bodawen Cottage (opposite) both agree not to

erect a fence, hedge or obstruction between the two properties. The owner has informed us that they have no official documents to state there are any rights of way for the neighbours to access the rear and the shortcut steps up to the lane at the back, but historically the neighbours have used this shortcut. The steps are not part of Bodawen.

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 read all the Important Essential Information paragraphs. The owner has taken indemnity insurance to cover the absence of easement access to the property which they have informed us







can be passed onto the new owners, they are open to separate negotiation for all the fixtures and fittings at the property. The owners have been using this home as a holiday let and meet current fire regs for holiday lets, there is also an opportunity to take over the broadband contract.

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/04/24/TR/OK/TR



























#### **DIRECTIONS:**

From Cardigan, proceed north on the main A487 coast road to the village of Brynhoffnant. Turn left signposted to Llangrannog. Drive down to the T Junction, turn left, and continue down to the village, turn around in the village and start driving back up the road, take the first right, pass the row of houses on your left then take the right lane, and continue to the end, the house is located on the left.

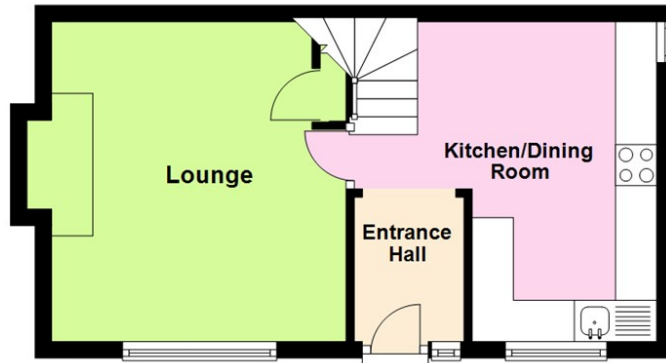
#### **INFORMATION ABOUT THE AREA:**

Please read our Location Guides on our website

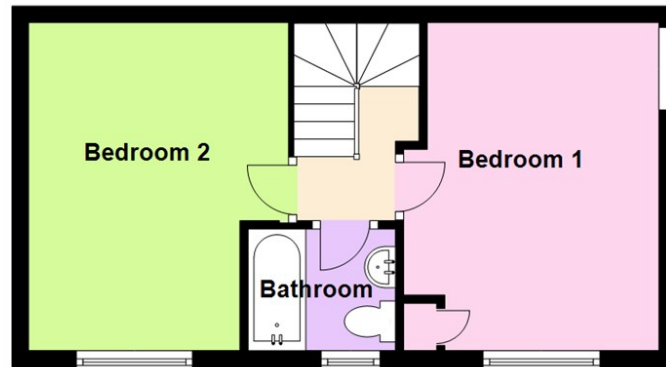
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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