



1 Heol-Y-Garreg, Pontgarreg, Llangrannog, SA44 6AT

Offers in the region of £175,000



CARDIGAN
BAY
PROPERTIES

EST 2021



1 Heol-Y-Garreg, Pontgarreg, SA44 6AT

- Semi-detached bungalow
- Popular coastal village of Pontgarreg
- Ex local authority property
- 1.8 Miles to Llangrannog Beach and coast
- Solar panells
- 2 Bedrooms
- Corner plot with rear garden
- Cul-de-sac location
- 13 miles to Cardigan Town
- EPC Rating : C

About The Property

A very well-presented, semi-detached 2-bed bungalow, set in the picturesque coastal village of Pontgarreg, only 1.8 miles from the ever-popular coastal village of Llangrannog, with its sandy coves and cosy village pubs, cafes, village shop and all within each reach 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.

Benefiting from being on a corner plot, there is a gated entrance and a path to the front door and path and gated entrance to the side of the property. The bungalow is accessed via a canopy area, which opens into the entrance hall, with ample storage cupboards to the side and to the back of the hallway, and doors to; bedroom two, to the front, which is a single room, the hallway also accesses bedroom one which is a generous-sized double that again overlooks the front. The modern shower room is fitted with a double shower, w/c and vanity wash hand unit with storage below, and a mirror with light and is heated, this also benefits from the wall and floor being tiled.

The living room has a feature fireplace, and a large window overlooking the rear garden. The kitchen, with built-in wall and base units, with a washing machine, an oil boiler, an electric cooker with hob, and a stainless steel sink with a drainer overlooking the rear garden, the kitchen also benefits from a useful cupboard and a side door to access the patio area outside.

Offers in the region of £175,000



Externally

The bungalow can be accessed by either metal gates, the front has a paved pathway leading you to the front door, with a gravelled rockery to the right with a range of flowers and shrubs, the paving continues around the side of the bungalow, with a lawn area and mature shrubs around the border, in front of the enclosed boundary wall, the side also has a gated entrance, paved patio area and flows onto the rear garden. The rear garden has wooden boundary fencing, a lawn, a garden shed, and a feature circular paved patio area ideal for alfresco dining.

This is a lovely bungalow in a beautiful coastal location, offering a great opportunity to live within a village community while being close to the sea.

Hallway

11'5" x 10'3" (I shape max) (3.481 x 3.125 (I shape max))



Lounge
12'5" x 12'2" (3.810 x 3.731)

Kitchen
14'2" x 10'6" (4.327 x 3.212)

Bedroom 1
12'11" x 9'4" (3.942 x 2.857)

Bedroom 2
9'10" x 6'9" (3.014 x 2.063)

Shower Room
7'10" x 4'10" (2.410 x 1.497)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would

respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: C, Ceredigion County Council
TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property.

FLOOD RISK: Rivers/Sea - N/A - Surface

Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Ultrafast available - Max download speed - 1000 Mbps Max upload speed - 220 Mbps. PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to https://checker.ofcom.org.uk)

MOBILE SIGNAL/COVERAGE: 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)

VIEWING INFORMATION: This property is an ex-local authority property located in a cul-de-sac

TR/TR/11/23OK/TR





Directions

From Cardigan, head northwards along the A487 until you reach the village of Brynhoffnant. In the village, turn left onto the B4334 heading towards Llangrannog. Drive for about a mile and go down the hill. About halfway down you will come to a crossroads, turn right here heading for Pontgarreg and the Urdd Centre. Carry on along this road until you reach the village sign for Pontgarreg. Carry on following dropping down into the main part of the village, the cul-de-

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



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

| | Current | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 85 |
| (81-91) B | 76 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Claire on 01239 562 500 or claire@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.