CARDIGAN
BAY
PROPERTIES
EST 2021

Dolhawen, Pontgarreg, Llandysul, SA44 6AS

Offers in the region of £379,999

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Offers in the region of £379,999

- Detached character house
- Beautiful living room with inglenook fireplace and wood-burning stove
- Attractive family bathroom with freestanding bath
- Versatile storage/workshop building
- Coastal village location close to Llangrannog and Cardigan Bay
- Three bedrooms
- Modern kitchen and stylish ground floor shower room
- Generous enclosed rear garden with paved entertaining terrace
- Gated off-road parking for several vehicles
- EPC Rating : G

About The Property

Looking for a character-filled detached home close to the coast?. This beautifully presented three-bedroom detached house in the popular coastal village of Pontgarreg combines traditional charm with stylish modern improvements, generous gardens and easy access to the beaches of Cardigan Bay and West Wales.

Set in the sought-after coastal village of Pontgarreg, just a short drive from Llangrannog, this attractive detached home offers an excellent balance of character, comfort and practical family living. Original stone walls, exposed beams and feature fireplaces sit comfortably alongside modern kitchens and bathrooms, creating a home that has been thoughtfully updated while retaining its period appeal.

The welcoming entrance hall immediately showcases the property's character, with exposed stonework leading through to the principal ground floor accommodation.

The living room is a particularly impressive space, extending to almost eight metres in length. Exposed stone walls, ceiling beams and an impressive inglenook fireplace housing a wood-burning stove create a warm focal point, while dual aspect windows fill the room with natural light. A staircase rises from one end of the room to the first floor.

Adjoining the living room is the dining room, another characterful reception room featuring a traditional range cooker set within the fireplace. French doors open directly onto the rear patio, making this an ideal space for everyday dining as well as entertaining during the warmer months.

The kitchen has been fitted with contemporary shaker-style units complemented by timber worktops, tiled splashbacks and attractive glazed wall cabinets. Exposed ceiling beams continue the property's character, while the layout makes excellent use of the available space.

Also on the ground floor is a beautifully finished shower room with a generous walk-in shower, modern vanity unit and contemporary fittings.

Continued:
A versatile storage room is accessed from outside and offers excellent potential as a workshop, hobby room, home office or secure storage for bicycles, paddleboards and outdoor equipment.

Upstairs, the property offers three bedrooms. The principal bedroom is particularly spacious, featuring exposed stone walls and countryside views, with ample space for wardrobes and additional furniture. The second double bedroom is another attractive room with feature stonework and could equally serve as a guest bedroom or home office. The third bedroom is well suited as a child's bedroom, guest room or study.

The family bathroom has been tastefully updated with a freestanding bath, feature tiled wall, WC and wash hand basin, creating a stylish and relaxing space.

Outside, the property continues to impress. To the front, gated off-road parking provides space for several vehicles.

To the rear, a generous paved terrace extends across the back of the house, providing an excellent area for outdoor dining and entertaining. Beyond lies a beautifully maintained enclosed garden, mainly laid to lawn with mature

trees, established planting and colourful borders, offering a good degree of privacy throughout the year.

Located in Pontgarreg, the property enjoys easy access to some of the finest beaches along the Cardigan Bay coastline. Llangrannog is only around five minutes away by car, with its sandy beaches, cafés, restaurants and access to the Ceredigion Coast Path. Nearby villages provide everyday amenities, while the market town of Cardigan offers a wider range of shops, supermarkets, schools and leisure facilities.

This is a home that would suit a variety of buyers, whether looking for a permanent family home, a coastal retreat or somewhere to enjoy the relaxed lifestyle that makes this part of West Wales so popular.

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.

Hallway
9'2" x 5'3"

Kitchen
11'5" x 10'3"

Shower Room
7'4" x 5'0"

Dining Room
12'9" x 11'10"

Lounge
14'3" x 26'1"

Storage Room
9'8" x 8'2"

Landing
2'6" x 12'2"

End Landing
8'8" x 2'6"

Bedroom 1
11'0" x 14'8"

Bedroom 2
11'3" x 9'3"

Bedroom 3
8'9" x 10'2"

Bathroom
5'8" x 6'11".

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating servicing the hot water and central heating, Wood Burning Stove in Lounge and Range in dining room
BROADBAND: Connected - TYPE - Standard *** up to 13 Mbps Download, up to 1 Mbps upload *** FTTP
MOBILE SIGNAL: Good outdoor, variable in-home/ 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)
BUILDING SAFETY - The seller has advised that

there are no issues that they are aware of.
RESTRICTIONS/COVENANTS: 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: low
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 the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties. Located next to the road in the coastal village of Pontgarreg. There are 3 trees with preservation orders on within the boundary.

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.

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.

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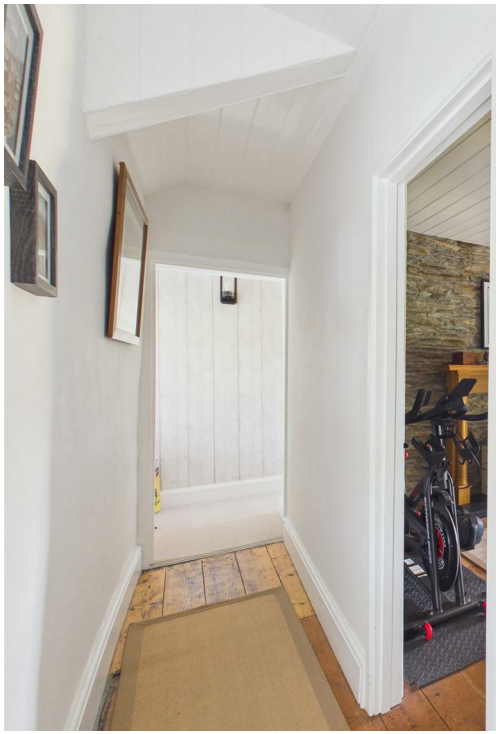

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DIRECTIONS:

From Cardigan head northwards along the A487 for about 12 miles, until you reach the village of Brynhoffnant. Here turn left onto the B4334 heading for Llangrannog. As you drop down the hill, you will come to a crossroads next to two houses, turn right here for Pontgarreg. Follow this road into the centre of Pontgarreg and turn left. Continue down this road, and the property is located on the left. What3Words: ///thousands.stapled.gives.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	11	
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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