



CARDIGAN
BAY
PROPERTIES

EST 2021

Brodawel, Crymych, SA41 3SY
Offers in the region of £260,000





Brodawel, Eglwysrw, SA41 3SY

- Two double bedrooms with built-in storage
- Air source heating and solar panels installed
- Off-road parking for several vehicles
- Additional railway carriage offering scope for use
- Set in approx. 0.39 acres between Cardigan and Fishguard
- Kitchen and two reception areas plus conservatory
- Utility room with plumbing for appliances
- Mature garden with greenhouse and shed
- Single garage with power and lighting
- Energy Rating: B

About The Property

Looking for a spacious detached bungalow with character, plenty of parking and great potential, sitting on 0.31 acre grounds? This two-bedroom property sits on a generous plot, with multiple outbuildings, mature gardens, and a handy location between Cardigan Bay and the Pembrokeshire coast.

This well-kept bungalow, in need of some modernising in places, offers plenty of space both inside and out, tucked just off the road on the outskirts of the village of Eglwysrw – a rural spot positioned nicely between the busier towns of Cardigan and Newport. With the coastlines of Cardigan Bay and West Wales within a short drive, and daily needs covered in the village or nearby towns, the location works well for those wanting a bit of space without feeling cut off.

Inside, the layout flows well for day-to-day life. There's an entrance porch at the front, fully glazed and with tiled flooring, offering a handy buffer space between outdoors and in. The kitchen is a practical size with plenty of wooden units and granite-effect worktops, plus a gas hob, double oven and integrated fridge-freezer. The tiled floor and wood panelled walls give it a traditional feel, and the front window keeps it light.

The kitchen opens through to a casual living area – carpeted and fitted with an electric fire – which could easily work as a dining space, a cosy corner, or even a snug depending on what's needed. From here, there's a step into the main lounge, a bigger room that runs across the far end of the property. This space is comfortable and warm, with a log burner sitting on a stone hearth, and sliding patio doors leading out to the conservatory.

The conservatory is tiled and provides an extra place to sit out, with views over the front garden and french doors to the side. It adds a bright, flexible extension to the living space – ideal for plant lovers or simply a spot to relax.

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Details Continued:

The hallway, lined with timber panelling, runs through the heart of the home, linking the bedrooms and bathroom. Both bedrooms are doubles and positioned at the back of the property for extra privacy. They each have built-in wardrobes and a pedestal sink, which adds a practical touch, especially if guests are staying. The bathroom itself is fully tiled, with a panel bath and overhead shower, along with a WC and vanity sink.

The utility room sits at the rear, with another sink, plenty of storage, and plumbing for a washing machine or dryer. It leads directly to the back garden, which makes it ideal for dealing

with muddy boots or pets.

Heating is provided via an air source system, and solar panels are also in place – a welcome addition for those looking to cut energy costs. There's also an oil boiler and tank on site, though this isn't currently in use.

Externally:

Externally, the plot is a generous one, measuring around 0.39 acres. A drive sweeps around off the main road to the side, providing off-road parking for several vehicles. The garden is mainly grass with mature shrubs and hedging on one side and fencing on the other, providing boundaries. A path runs around the property, with a patio area to the front. Several outbuildings are

dotted across the plot – a greenhouse, a shed, and even an old railway carriage which could offer storage or scope for a hobby space. There's also a single, attached garage with power, lighting – and enough room for a car and additional storage.

With a flexible layout, practical outbuildings and a great amount of outdoor space, this property would work equally well for a family, a retired couple or anyone looking for a manageable bungalow with room to personalise. The location adds to its appeal – a quiet village setting with plenty of countryside around, yet within reach of the coast and local towns.

INFORMATION ABOUT THE AREA:

The property sits just on the edge of Eglwysrwr – a village with a primary school, shop and petrol station, so day-to-day needs are within reach. Cardigan is around 7 miles to the north-west, offering a wider choice of supermarkets, schools, and high street shops, while Fishguard lies to the south-west. Newport and Poppit Sands are both an easy drive, offering scenic walks and access to the well-loved coastline of 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
5'11" x 3'4"

Kitchen area
16'3" x 10'3"

Sitting Room Area
12'7" x 10'3"

Lounge
16'11" x 12'11"

Conservatory
9'11" x 12'3" max

Hallway
10'4" x 2'11"

Bedroom 1
11'11" x 10'3"

Bedroom 2
10'3" x 11'11"

Utility Room
7'1" x 6'11"

Bathroom
7'1" x 5'6"

Garage
19'10" x 10'11" max

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D – Pembrokeshire 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: Air Source Heating (although the old oil boiler and tank are still present at the property and could be reconnected if wished)

BROADBAND: Connected TYPE – Superfast – up to 150 Mbps Download FTTP. – PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to <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/>)

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>.

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 on the side of the A487. The bathroom/utility extension is clad in corrugated tin sheets.

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/07/25/OKTR









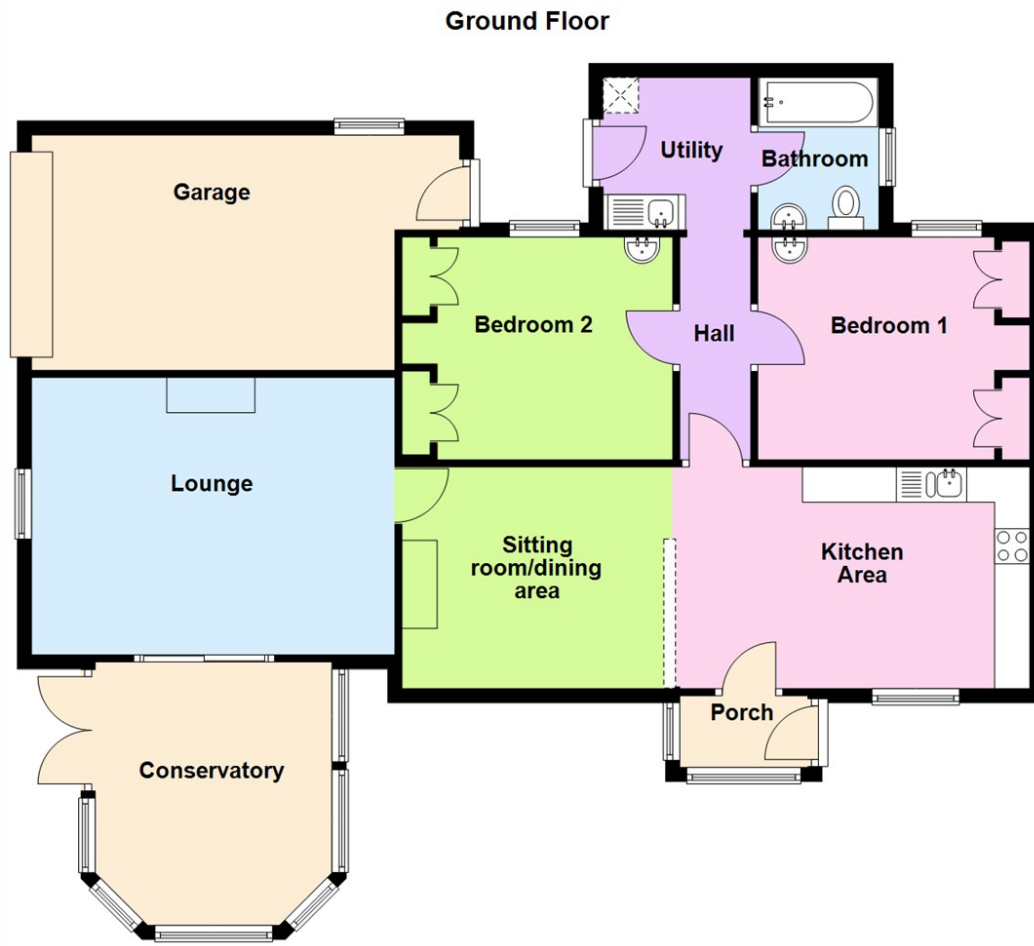




DIRECTIONS:

From Cardigan take the A487 towards Fishguard. Travel through the village of Eglwysrwr, as you leave the village, the property is located on the right-hand side (before you get to the shirehorse farm and corner garage on the left).





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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