



 CARDIGAN BAY PROPERTIES
EST 2021

Ty Bancyfelin, Llandysul, SA44 6SA
Offers in the region of £499,950

 **3**  **3**  **1**  **F**



Ty Bancyfelin, Llangrannog, SA44 6SA

- Detached renovated house in Llangrannog
- Off-road parking for around 3 cars
- Main bedroom with en-suite bathroom
- Modern fitted kitchen with breakfast bar
- Front and rear patio spaces for outdoor dining
- Walk down to the beach and village
- Three double bedrooms
- Open plan lounge and dining room
- Utility room and ground floor shower room
- Energy Rating: F

About The Property

Looking for a tastefully renovated detached home in Llangrannog with off-road parking, three double bedrooms and plenty of outdoor space, all within walking distance of the beach? This well-presented property offers a really good mix of character and modern finish, with a smart kitchen, open plan lounge/diner, wood burning stove, useful utility, and both front and rear patio areas in a sought-after part of Cardigan Bay in West Wales.

Set at the top end of the ever-popular seaside village of Llangrannog, this detached house has been tastefully renovated and now offers a very appealing mix of character, practical space and modern finish. It is the sort of property that works well as a main home, a coastal base or an investment in one of the best-known locations along Cardigan Bay, with the beach and village amenities within walking distance and the wider appeal of West Wales all around it.

The approach is to the rear, over rights of way across the neighbouring property's drive, leading onto this property's own parking area with space for around three cars. From here, gated steps lead down to the house, with paths running along both sides and connecting the different outdoor areas. This arrangement gives the property a useful sense of separation, while still keeping access straightforward.

A door at the rear opens into the utility room, which is a very practical addition and well suited to day-to-day use after time at the beach or out walking the coast path. There is space and plumbing for a washing machine, a sink and drainer with storage below, tiled flooring, and access into the ground floor shower room. This shower room is fitted with a shower, WC and also houses the LPG gas boiler, making good use of the space.

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Details Continued:

From the utility room, a door leads through to the kitchen, which has been updated in a smart, modern style. Fitted with matching wall and base units, work surfaces over, a ceramic sink and drainer, electric oven, induction hob, extractor, built-in dishwasher and fridge freezer, it has a clean and practical finish that suits the house well. The breakfast bar adds a sociable element and also makes good use of the layout, creating space for informal dining or a morning coffee. Tiled flooring keeps the room practical, while the overall look feels fresh without being overdone. There is also a door leading out to the front of the house, giving useful access to the outside from both sides of the property.

The lounge/diner is a particularly attractive part of the house and gives the property much of its character. It is a well-balanced

open plan room with defined seating and dining areas, wooden flooring, a door out to the front, stairs rising to the first floor and useful storage below. On the lounge side, the fireplace with wood burning stove, slate hearth and timber mantle adds warmth and a more traditional feel, while the dining area has its own feature fireplace and French doors opening to the rear patio. It is a room that feels comfortable and easy to use, with enough space for both everyday living and entertaining.

Upstairs, the first floor provides three double bedrooms and two bath/shower rooms, which is a really strong arrangement for a house of this type and in this location. The main bedroom is a good principal room and benefits from a very eye-catching en-suite bathroom with freestanding bath, vanity unit and WC. It gives the room a slightly more boutique feel and adds

something a bit different from the more standard arrangement often found in coastal homes.

The two further bedrooms are both doubles, which is another real positive. Whether used for family, guests or workspace if needed, they offer flexibility without feeling compromised. The family shower room has also been finished in a modern style, with a double shower featuring rainfall head, vanity wash hand basin and WC.

Throughout the house there are details that help lift it above a more straightforward renovation. The timber internal doors bring character, some of the rooms have wooden window sills, and several of the principal windows and the landing windows have blinds fitted within the window casings. It is a thoughtful detail, keeping the look clean and allowing good natural light without taking up extra room.

Externally:

Outside, there is plenty of usable space around the property. The rear patio is particularly well set up for outdoor dining and entertaining, with a sheltered feel and direct access from the dining area, making it an easy extension of the house in better weather. To the front, there is another good-sized patio area with room for seating and catching the sun, along with a grassed section and a gate leading out to the path over the stream and down towards the village front. That link on foot is a real part of the appeal here, making it possible to enjoy everything Llangrannog has to offer without needing to rely on the car once back home.

Overall, this is a very well put together detached house in one of the most desirable coastal villages in West Wales. The combination of off-road parking, three double bedrooms, attractive outdoor space, a smart modern finish and easy access to the beach is hard to ignore, and the balance between character and practicality has been handled especially well.

For anyone looking for a well-finished coastal home in

Llangrannog with genuine day-to-day appeal, this is one that deserves a closer look. Please get in touch to arrange a viewing.

INFORMATION ABOUT THE AREA:

Llangrannog is one of the best-known coastal villages along Cardigan Bay in West Wales, popular for its sandy beach, clear waters and relaxed seaside feel. The village has a good mix of cafés, pubs and small shops, along with access to the Ceredigion Coast Path, making it a great spot for walking and enjoying the coastline. Nearby villages and towns, including Aberporth and Cardigan, provide further amenities, while the setting itself continues to draw buyers looking for a genuine coastal lifestyle rather than something overly commercialised.

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.

Utility Room
6'4" x 6'2"

Ground floor shower
6'1" x 2'11"

Kitchen
13'3" x 11'11"

Lounge / Dining Room
13'5" x 26'6" max

Landing
7'4" x 7'7" + 2'6" x 11'8", s shape

Bedroom 1
9'2" x 13'5"

Bedroom 2
9'4" x 10'8"

Master Bedroom 3
13'5" x 12'0"

En-suite
6'5" x 9'9"

Shower Room
5'7" x 7'3"





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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating & wood burning stove.

BROADBAND: Connected - TYPE - Superfast / Standard up to 80 Mbps Download, up to 20 Mbps upload available in area *** FTTP, FTTC,- 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 no issues that they are aware of.

RESTRICTIONS: The seller has advised that the owners of this property shall not use the said premises as a public house club saloon or hall licensed for the sale of alcoholic drinks or drugs or for the purpose of betting gaming or wagering or for the use of any other purpose that may become a nuisance to a place of worship vestry hall Sunday School or manse.

RIGHTS & EASEMENTS: The seller has advised that there is a right of way over neighbours drive to access he parking at the rear.

FLOOD RISK: Rivers/Sea - N/A although there is a stream to the front of the property - 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 former chapel next-door owns about 1 meter in width away from their gable end wall and has gates accessing the front and back gardens across this meter wide strip - this has never been fenced and always left open but new owners could fence it if desired. Steps lead down to the back door from the parking. There is a stream to the front of the property.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

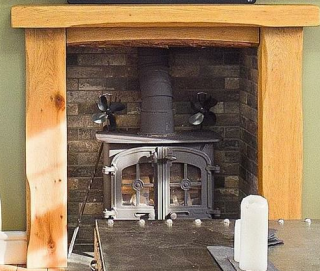
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/03/26/OK













DIRECTIONS:

What3Words to parking - [///club.documents.works](https://www.what3words.com/club.documents.works) From Cardigan, proceed north on the main A487 coast road until reaching the village of Brynhoffnant. Turn left opposite the Londis mini-market and garage signposted to Llangrannog. Go down heading towards the village, drive through some hairpin bends, pass the free village car park and go past a row of houses on your left, then you will see a small lane to your left, go up this lane to the parking area behind the house.





Approximate total area⁰
110.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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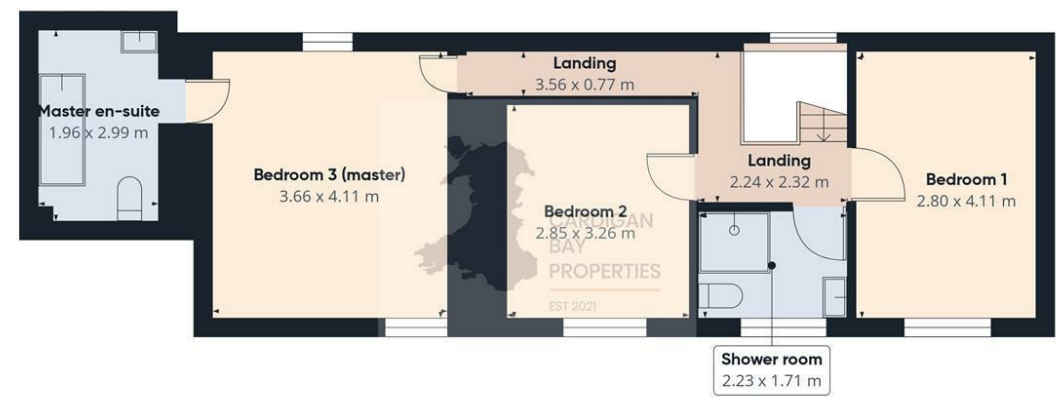


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0



Floor 1



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

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