



CARDIGAN
BAY
PROPERTIES

EST 2021

Off Line Property

DISCREET MARKETING

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BAY
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EST 2021

"Discreet Marketing", Llandysul,
Offers in the region of £499,000



4



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E



"Discreet Marketing", Llandysul,

- A delightful, traditional stone cottage with 4 bedrooms
- Located within easy distance of Cardigan Bay
- Generous vegetable garden and polytunnels
- Potential to add solar power for off-grid living
- Two-acre smallholding with paddocks for horses or livestock
- A further orchard, chicken runs and outbuildings
- Detached Garage
- Energy Rating: E

About The Property

Searching for an attractive smallholding, full of character on the West Wales coast?

This lovely, 4 bedroom smallholding with two acres of land could be just for you. Offering paddocks, orchards, polytunnels, outbuildings, chicken enclosures, space for animals, abundant growing areas, and a spacious traditional stone cottage, all within easy reach of Cardigan Bay and other local towns and beaches. This is a unique property, so book your viewing quick!

Contact us for more details and to arrange your viewing.

Offers in the region of £499,000



Rooms

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.

Porch	7'6" x 5'4" (2.31m x 1.64m)
Office	9'1" x 7'10" (2.78m x 2.41m)
Lounge	24'11" x 14'3" max (7.62m x 4.35m max)
Kitchen/diner	16'5" x 9'5" (5.01m x 2.88m)
Inner Hall/Utility	10'5" x 7'6" (3.20m x 2.30m)
Bathroom	10'5" x 4'3" (3.20m x 1.32m)
Rear Hall	4'3" x 7'6" (1.32m x 2.30m)
Conservatory/Rear Porch	12'2" x 4'11" (3.73m x 1.52m)
Bedroom 4 / Sitting Room	19'5" x 11'10" max (5.94m x 3.62m max)
Landing	10'9" x 8'3" max, inc staircase (3.30m x 2.53m max, inc staircase)
Bedroom 1	16'0" x 9'2" max (4.90m x 2.81m max)
Bedroom 2	5'10" x 12'3" max (1.80m x 3.75m max)

Bedroom 3	14'6" x 12'4" max (4.42m x 3.77m max)
Outside WC	6'9" x 5'5" (2.07m x 1.67m)
Water Tank Room/outside utility	14'7" x 13'4" (4.47m x 4.07m)
Garage/workshop	22'4" x 16'1" (6.81m x 4.92m)
Carport	14'6" x 13'3" max (4.43m x 4.04m max)
Garden Shed	23'0" x 11'0" (7.02m x 3.37m)

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/ Garage Parking /Carport Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Private water (borehole with full UV system)

HEATING: Oil boiler servicing the hot water and central heating & wood burning stove.

BROADBAND: Connected - Mifi mobile Internet. - 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 [BUILDING SAFETY - The seller has advised that there are no issues that they are aware of.](https:// checker . ofcom . org . uk)</p>
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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. Please read the information above carefully prior to arranging a viewing.

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/12/25/OK

Directions

Please contact us for directions to this property

INFORMATION ABOUT THE AREA:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
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.