

CARDIGAN
BAY
PROPERTIES
EST 2021

# "Tynewydd", Llandyfriog, Newcastle Emlyn, SA38 9HB

## Offers in the region of £160,000

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## Offers in the region of £160,000

- Two-bedroom detached bungalow
- Approximately 56.7 sq. metres of accommodation
- In need of modernisation and updating
- Outbuildings included
- Mature wooded surroundings
- Rural Llandyfriog location in the Teifi Valley
- Generous lounge
- Countryside outlook
- Solar panels fitted
- EPC Rating : C



## About The Property

Tymaris is a two-bedroom detached bungalow situated in the rural village of Llandyfriog, near Newcastle Emlyn. Set alongside a country lane with a wooded backdrop and a collection of useful outbuildings included in the sale, this is a property with plenty of scope for a new owner to update and put an individual stamp on.

The accommodation is arranged entirely on one level. While the bungalow would benefit from general modernisation and improvement, it already has a practical layout, a notably generous living space and plenty of natural light from its numerous windows.

Entry is into a hallway, with the bathroom immediately accessible from here. The bathroom is particularly practical, having both a bath and a separate shower enclosure, together with a WC and wash hand basin.

The separate kitchen and is fitted with a range of base and wall units, work surfaces and a sink beneath the window. There is space for a freestanding cooker and washing machine, while the room offers enough space to rethink the existing arrangement as part of a future refurbishment. A window looks out towards the surrounding greenery, and a door provides external access.

From the kitchen, the accommodation continues into the main lounge, and this is one of the strongest features of Tymaris, it provides considerably more living space than might initially be expected from the outside. A run of windows along one side brings in good natural light and gives views towards the surrounding countryside and trees, while a fireplace forms a focal point at one end of the room. There is ample room to create separate sitting and dining areas if preferred.

Details Continued:
Two bedrooms are positioned beyond the lounge. Both have external windows and could equally provide flexibility for anyone needing a home office, hobby room or occasional guest space alongside the main bedroom.

Tymaris is heated by an air source heat pump and has mains electricity and mains water. Solar panels are installed on the roof. The drainage/sewerage arrangements are also currently being established and further information will be provided when available.

Externally:
Outside, the bungalow sits above the narrow road, with garden areas extending around the property. There are small areas of grass, established shrubs and planting, together with a wooded bank rising behind. The grounds currently have a fairly natural feel and would benefit from some attention, leaving plenty of opportunity for landscaping and creating more defined sitting and garden areas. A timber garden shed provides further storage.

An unusual and useful part of the sale is the collection of outbuildings positioned on the opposite side of the lane. These traditional corrugated and timber structures are included with Tymaris and provide useful storage and workshop space in their current form. Their condition and suitability for any

particular use should be assessed by prospective purchasers, but having this additional space alongside a two-bedroom bungalow is certainly worth noting.

Tymaris will suit buyers prepared to take on a programme of updating and make the most of what is already here. The combination of single-storey accommodation, a particularly generous lounge, two bedrooms, outside space and the included outbuildings gives the property plenty to work with.

Viewing is recommended to appreciate the setting, accommodation and potential of Tymaris and to see how the additional outbuildings could be put to use.

INFORMATION ABOUT THE AREA:
Llandyfriog is a rural community within the Teifi Valley, with the market town of Newcastle Emlyn nearby providing a useful range of everyday amenities, independent shops, cafés and services. The wider area provides access to the countryside of the Teifi Valley while the coastline of Cardigan Bay is within reach, making this a useful base for exploring this part 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.

What3Words: ///nozzles.starfish.washable

Hallway
3'1" x 5'10"

Kitchen
8'1" x 13'8"

Bathroom
6'10" x 8'3"

Lounge
20'7" x 12'2"

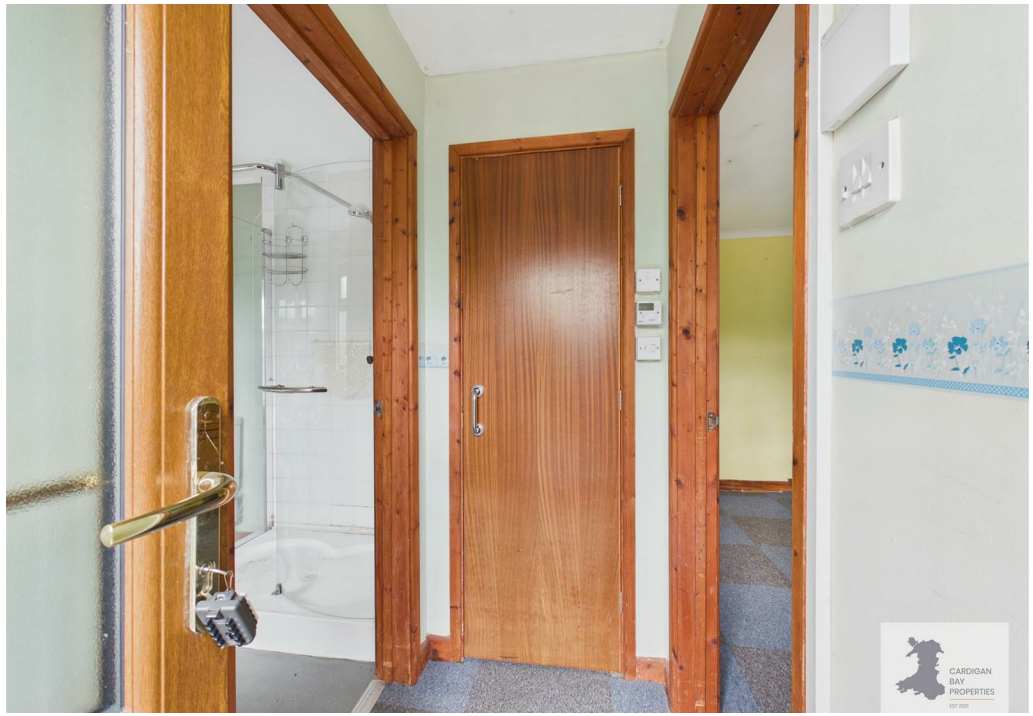
Bedroom 1
12'8" x 6'11"

Bedroom 2
7'6" x 7'5"

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

COUNCIL TAX BAND: B - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: TBC either Private Drainage or Mains Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity (fed back to the grid)
WATER SUPPLY: Mains
HEATING: Air Source Heating servicing the hot water and central heating
BROADBAND: Not Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home , 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: 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.

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. Rear garden is steep and inaccessible. The railings to the front of the property are unsafe; please keep away from them. There is some damp in the bedrooms. There is an additional section of garden located on the other side of the road in front of the property. There is important information you need to be aware of before viewing this property. Please call our office so that we can discuss this with you before arranging a viewing.

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.

TR/MCM/09/26/OK/TR














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**DIRECTIONS:**

What3Words: ///nozzles.starfish.washable. From Newcastle Emlyn, head out of town towards Adpar and join the A475, following signs towards Llandysul/Lampeter. Continue along the A475 for approximately 1.5 miles, entering Llandyfriog. On reaching Llandyfriog, turn left off the main road next to the red phone box, onto the smaller country lane leading towards the property. Continue along this lane, following it as it winds through the rural surroundings. Tymaris will be found alongside the lane, with the property sitting slightly above road level, as indicated by our for sale board.








Approximate total area(1)

56.7 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 | 74 | 78 |
| (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 Tania on 01239 562 500 or tania@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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