

CARDIGAN BAY PROPERTIES
EST 2021

Bronwydd, Carmarthen Road, Newcastle Emlyn, SA38 9DA

Offers in the region of £345,000

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- Three-Bedroom Detached Bungalow
- Open-Plan Kitchen/Living Area and Separate Lounge
- Low-Maintenance Rear Garden with Patio
- Generous Off-Road Parking
- No Onward Chain
- Spacious and Flexible Living Accommodation
- Countryside Views to the Front
- Integral Garage and Useful Utility Room
- Within Walking Distance of Newcastle Emlyn Town Centre
- EPC Rating: D

About The Property

Looking for a spacious detached bungalow with beautiful countryside views and within walking distance of Newcastle Emlyn town centre? This three-bedroom home offers generous and flexible living accommodation, low-maintenance gardens, an integral garage and driveway parking for four vehicles, all with the benefit of no onward chain.

Situated on the outskirts of the popular market town of Newcastle Emlyn in West Wales, this traditionally built, three-bedroom detached bungalow enjoys an attractive countryside outlook to the front while remaining within walking distance of the town's shops, schools and everyday amenities. Offering well-proportioned single-storey accommodation, extending to approximately 154.5 m² including the integral garage, the property provides a practical and flexible layout suited to families, retirees and those looking to downsize without compromising on living space. There is also scope for some updating and personalisation, with the added benefit of no onward chain.

Access to the property is via a generous tarmac driveway, with brick pillars and low brick boundary walls. A paved terrace runs along the front of the bungalow, making the most of the outlook across the surrounding countryside.

A sliding entrance door opens into a glazed front porch, which provides space for seating and offers a pleasant spot to sit and enjoy the views. A further glazed door leads into the central dining room, a particularly spacious area that forms the heart of the home and provides access to the principal living accommodation and bedrooms. There is ample room for a family dining table and additional furniture, making this a practical space for both everyday use and entertaining.



Details Continued:
The separate lounge is a comfortable reception room with a picture window overlooking the front of the property towards the countryside beyond. A fireplace with an inset electric fire provides a focal point, with plenty of space for sofas and other furnishings.

The open-plan kitchen and living area extends across part of the rear of the bungalow, combining cooking and informal seating space. The kitchen is fitted with a range of timber-fronted wall and base units, worktops, a stainless steel sink, range cooker with ceramic hob and extractor above, and an integrated fridge. Tiled flooring in the kitchen contrasts with exposed floorboards in the adjoining snug, helping to define the two areas. Sliding patio doors open directly onto the rear terrace, creating a useful connection between the indoor and outdoor living spaces.

A glazed door from the kitchen leads into a rear hallway, which provides access to the garden, a separate WC with wash hand basin, a useful storeroom, boiler room (housing the oil fired boiler) and utility room. The utility room is fitted with additional wall and base units, worktop space, a stainless steel sink and plumbing for a washing machine. An internal door leads directly into the integral garage, which benefits from an up-and-over vehicle entrance door, side window, power and lighting, offering space for parking, storage or hobbies.

The three bedrooms are accessed from the central dining room. The principal bedroom is a generous double with a picture window overlooking the countryside to the front and fitted bedroom furniture. The second

bedroom is another well-proportioned double, overlooking the rear garden and benefiting from built-in wardrobes. The third bedroom is a single room with fitted storage, equally suited to use as a home office or hobby room if required.

Completing the accommodation is the fully tiled shower room, fitted with both an enclosed shower cubicle and a separate walk-in shower designed for easier access, together with a vanity wash hand basin and WC.

Externally:
The property is set back from the road behind a generous tarmac driveway, providing off-road parking for four vehicles along with turning space and access to the integral garage. The raised paved terrace to the front offers additional space for outdoor seating, with views across the road towards open countryside and mature trees.

Paved pathways extend around the bungalow, providing access to the rear garden, which has been designed with ease of maintenance in mind. A generous paved patio runs along the rear of the property, accessible directly from the kitchen and snug, providing plenty of room for outdoor dining and garden furniture.

Beyond the patio are gravelled garden areas, established shrubs, mature planting and a central feature planting bed. A separate decked seating area offers another spot to enjoy the garden, while a garden shed provides additional storage for tools and outdoor equipment. The existing layout offers scope for further planting or landscaping without the commitment of maintaining extensive lawns.

With its flexible living accommodation, countryside outlook, generous parking and manageable gardens, this detached bungalow offers an opportunity to create a comfortable home in a convenient location. Viewing is recommended to fully appreciate the space, layout and potential this property has to offer.

INFORMATION ABOUT THE AREA:
Located along Carmarthen Road on the outskirts of Newcastle Emlyn, the property combines a countryside outlook with convenient access to the facilities of this popular Teifi Valley market town. Newcastle Emlyn offers a range of independent shops, cafés, supermarkets, public houses, primary and secondary schools, a leisure centre and swimming pool. The historic castle ruins and walks alongside the River Teifi are also popular local attractions.

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.

Front Porch
6'7" x 8'9"

Dining Room
13'4" x 18'6"

Lounge
14'9"x 14'10"

Open Plan Kitchen/Living
23'9" x 11'11"

Bedroom 1
14'0" x 11'9"

Bedroom 2
12'4" x 10'0"

Bedroom 3
8'10" x 7'1"

Bathroom
8'8" x 7'2"

Closet
4'11" x 3'2"

Rear Hallway
2'11" x 9'4"

Utility Room
8'11" x 7'9"

Store Room
5'2" x 3'6"









WC
5'6" x 3'4"

Boiler Room
5'5" x 5'6"

Garage
9'0" x 18'8"

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

COUNCIL TAX BAND: E - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/Garage
PROPERTY CONSTRUCTION: Traditional Brick Build. Most of the windows and the sliding doors are Aluminium double glazed units.
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains Electricity
WATER SUPPLY: Mains Water
HEATING: Oil Central Heating
BROADBAND: Not Connected but available in the area - 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 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
This property fronts on to the A484. Most of the windows and the sliding doors are Aluminium double glazed units.

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.

HW/MCM/11/26/OK





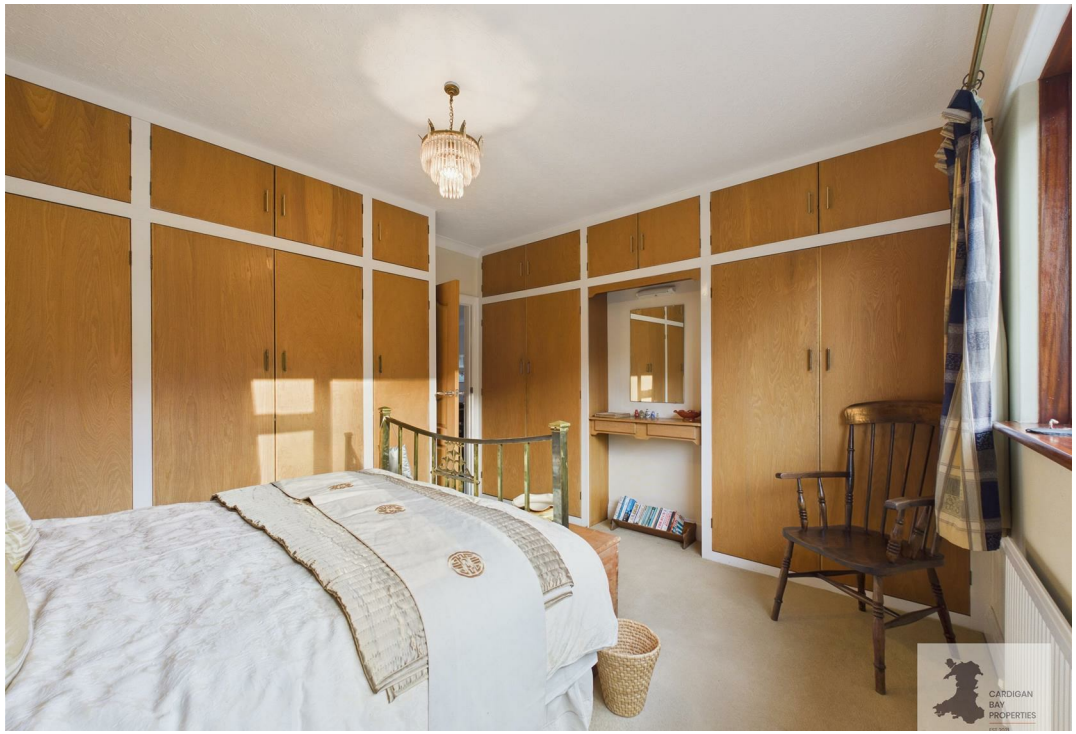

















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DIRECTIONS:

From Newcastle Emlyn town centre, take the A484 towards Carmarthen, following Carmarthen Road out of the town. Continue along this road, where Bronwydd sits on your left-hand side, denoted by our For Sale board. What3Words: ///fountain.atlas.micro









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Maddie on 01239 562 500 or maddie@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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