

CARDIGAN
BAY
PROPERTIES
EST 2021

Llwynderw, Penrhiwllan, Llandysul, SA44 5NU

Offers in the region of £290,000

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- Charming Two-Bedroom Detached Cottage
- Beautiful Established Gardens of Approx. 0.22 Acres
- Two Shower Rooms Including One Downstairs
- Two Off-Road Parking Spaces
- Previous Two-Storey Extension Planning Permission (Now Lapsed)
- Extensively Renovated by Current Owners
- Raised Vegetable Beds & Greenhouse
- Multiple Sheds & Useful Storage Buildings
- Wood-Fired Hot Tub Available by Separate Negotiation
- EPC Rating: G

About The Property

Looking for a characterful two-bedroom detached cottage with beautiful gardens and space to grow fruit and vegetables? Extensively renovated by its current owners, this West Wales home sits within approximately 0.22 acres and offers two shower rooms, several useful outbuildings, off-road parking and the potential to explore a future extension, subject to planning permission.

Set within approximately 0.22 acres of beautifully established gardens, this charming two-bedroom detached cottage has been extensively renovated by its current owners over recent years, combining traditional character with comfortable modern living. With two shower rooms, off-road parking, several useful outbuildings and a wonderful garden offering plenty of space for growing fruit and vegetables, this is a property with plenty to offer those looking for a character home in West Wales.

The cottage has a traditional white-rendered exterior, slate-style roof and attractive UPVC wood effect double glazed windows while inside, exposed stonework, painted ceiling beams and timber features help retain its original charm.

The ground floor accommodation includes a comfortable lounge, with exposed beams, a feature stone wall and timber panelling creating a cosy space for relaxing, as-well as a log burner. A staircase rises from this room to the first floor, while the dining room provides a separate area for family meals and entertaining, featuring a solid fuel Rayburn that can be used to heat the water and an american fridge freezer.

The kitchen is positioned towards the rear of the cottage, with fitted units and worktop space, and a large butler sink. There is also a utility area towards the front door with a washer, dryer and built-in shoe storage. Above this, is a mezzanine bed perfect for reading underneath the Velux. There is also a convenient ground-floor shower room accessed via a rolling barn door. The owners have advised that the white goods are available by separate negotiation.



Details Continued:
Upstairs, the first-floor landing leads to two double bedrooms and a second shower room. The main bedroom has built-in storage areas, one being a walk in wardrobe, while the second bedroom provides flexibility for guests, family, or use as a home office. Having shower facilities on both floors is another practical feature of the accommodation.

The property has undergone extensive renovation by the current owners over the last few years, making the most of its traditional features while updating the accommodation for modern-day use.

Externally:
Outside is where this property really comes into its own. The south-facing gardens extend to approximately 0.22 acres and have clearly been developed and enjoyed by keen gardeners. A generous lawn is surrounded by established hedging, mature trees, shrubs and colourful planting, creating different areas to enjoy throughout the seasons. There are winding garden paths, seating spots and a particularly attractive mix of ornamental and productive planting.

For anyone interested in growing their own produce, there is a dedicated vegetable-growing area with several raised beds, along with a greenhouse and plenty of established growing space. The garden offers a lovely opportunity to continue developing a more self-sufficient lifestyle, whether growing seasonal vegetables, tending flowers or simply enjoying time outdoors.

Several timber sheds and storage buildings are positioned around the grounds, offering

useful space for gardening equipment, tools, hobbies and general storage. A timber decked area also accommodates a wood-fired hot tub, creating another spot to enjoy the garden. The hot tub is available by separate negotiation and is not automatically included in the sale.

There are two off-road parking spaces, one on a hardstanding area and another on reinforced matting within a grassed area.

An additional point of interest is the property's previous planning permission for a two-storey extension. Although this permission has now lapsed, it may be possible to submit a fresh application, subject to the necessary planning approvals. This could be of particular interest to buyers wishing to explore extending the accommodation in the future.

With its characterful accommodation, established gardens, productive growing areas and scope to explore future extension possibilities, this is a home that will particularly appeal to keen gardeners, couples, downsizers and anyone looking for a cottage with outdoor space and plenty of personality.

Viewing is recommended to appreciate the cottage, gardens and everything this property has to offer.

INFORMATION ABOUT THE AREA:
The cottage is situated in the village of Penrhiwllan, near Llandysul, in the heart of West Wales. The nearby village of New Quay is known for its harbour, sandy beaches and opportunities to spot dolphins in Cardigan Bay, while the wider coastline offers coastal walks, beaches and attractive seaside villages. The market town of Llandysul provides access to local shops and services, with Newcastle Emlyn and Cardigan offering further shopping, schools and everyday amenities. This location provides a good balance between village life and access to the countryside and coast.

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.

Kitchen
5'10" x 12'11"

Downstairs Shower Room
5'8" x 3'8"

Dining Room
12'9" x 11'5"

Lounge
12'11" x 12'7"

Landing
3'3" x 4'9"

Bedroom 1
12'11" x 9'0"

Bedroom 2
12'9" x 7'2"

Shower Room
4'8" x 4'9"

Shed
7'9" x 11'11"

Shed
6'8" x 12'7"

Shed
11'10" x 9'4"

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Log Burner, Electric Oil Filled Wall Heaters and an Immersion Tank and Rayburn can also be used to









heat water
BROADBAND: Connected - FTTP - up to 900 Mbps Download, up to 20 Mbps upload. - 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. There is lapsed planning permission for a two-storey side extension at the property.
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 is located on the side of a B road. You have a right of way down the lane to the rear to access the additional parking 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.

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.

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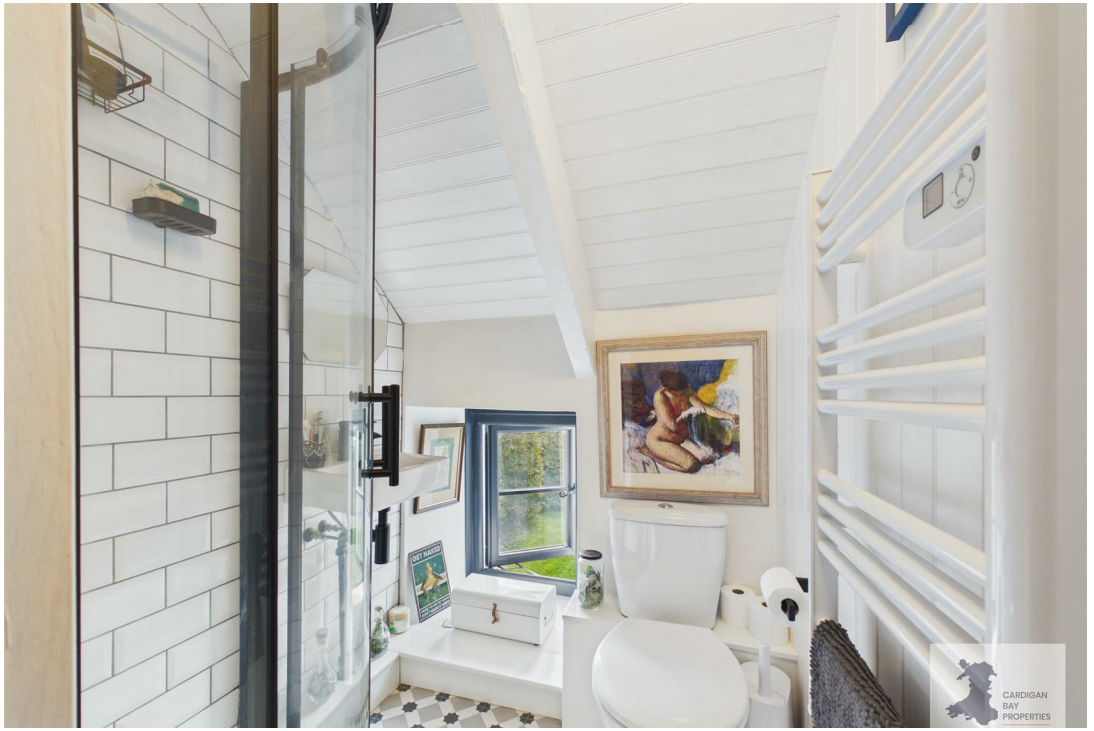







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DIRECTIONS:

From Newcastle Emlyn, take the A475 towards Lampeter, continuing along this road until reaching the village of Penrhiwllan. On reaching the village centre, turn left opposite The Daffodil public house, signposted towards Croeslan. Continue along this lane for approximately 0.3 miles, where Llwynderw will be found on the right-hand side.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
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.

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