



CARDIGAN
BAY
PROPERTIES

EST 2021

Llwynon, Penrhiwllan, Llandysul, SA44 5NH

Offers in the region of £335,000



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E



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- Detached extended bungalow
- Main bedroom with en-suite
- Separate dining room
- Securely fenced gardens
- Village location with shop, pub and Michelin awarded restaurant
- Three bedrooms
- Good sized lounge with wood burner
- Off road parking for 4 vehicles
- Two useful garden sheds
- Energy Rating: E

About The Property

Looking for a detached three-bedroom bungalow with generous gardens, plenty of parking and well-balanced accommodation in a well-served village setting? This extended home in Penrhiwllan offers a practical single-storey layout, a wood burning stove, en-suite main bedroom, useful outside space and easy access to Cardigan Bay and the wider West Wales coast.

Set in the popular village of Penrhiwllan, this detached and extended bungalow offers a very appealing mix of practical space, comfortable room sizes and a garden that feels well established and usable. With off road parking for around four vehicles, secure fencing to the front and a generous plot wrapping around the property, it is the sort of home that should suit a range of buyers looking for single-storey living in West Wales.

The property is approached off a country road through a gated entrance onto a gravelled drive. The frontage is mostly given over to parking, which makes day-to-day life easy, while a lawned section softens the setting nicely. Gates lead through to the rear garden and a slate step rises to the front door.

Inside, the hallway gives a good first impression, with a useful airing cupboard, access to the attic and doors leading off to the main rooms. The layout works well, with the living accommodation set around the centre of the home and the bedrooms arranged to provide a good degree of separation.

The bathroom is fitted with a bath with hand held shower, wash hand basin and toilet, making it a practical family bathroom or main bathroom for guests.

Bedroom 1 is a double room positioned to the front of the property, with a pleasant outlook and enough space for the usual bedroom furniture.

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Details Continued:

The kitchen is a good everyday space, fitted with matching wall and base units and finished with a tiled floor. There is an eye level Hotpoint electric oven and grill, gas hob, space and plumbing for a washing machine, space for a dishwasher and room for a freestanding fridge freezer. The wall mounted LPG combi boiler is also located here, and a timber stable door leads out to the side of the property, which is handy for coming and going from the garden.

The lounge is a particularly comfortable room, centred around a wood burning stove set on a slate hearth. Double doors open straight out to the rear

garden, which helps the room feel nicely connected to the outside space and makes it an especially good room through the warmer months as well as in winter.

There is also a separate dining room, which adds flexibility and gives the bungalow a bit more shape than many standard layouts. It offers a useful second reception area for everyday meals, family gatherings or even a hobby space if needed. From here, a door leads through to the inner hall.

The extension has clearly added a lot to the overall appeal of the property. The main bedroom is a very well proportioned room with plenty of space around the bed and double doors

leading out to the side garden, reached via steps. There is also an en-suite shower room fitted with a double shower, toilet and vanity wash hand basin, which is a very practical addition and gives the property a more flexible arrangement for couples, family living or visiting guests.

Bedroom 3 is a decent single and benefits from fitted double wardrobes, so it works well as a child's room, guest room or study depending on requirements.

Externally:

Outside, the garden is one of the stronger parts of the property. Off the kitchen there is a patio area which is well placed for sitting out with a cuppa and catching the sun. This is also where the gas bottle connections for the boiler and hob are located. From here the space opens into the rear garden, which is mainly lawned and arranged with patio seating areas, pretty borders and established planting. Two useful garden sheds provide extra storage, and the archway and paths add a bit of character to the outside space without making it feel fussy.

The garden continues around to a further side area where the original well can still be found. It is covered over and has a hand pump installed, although this is noted as needing repair. There is also a gravelled section with beds and paths leading to the doors from the main bedroom, along with an outside tap. Altogether, the outside space feels manageable but still generous, with enough variety to appeal to anyone wanting room for gardening, sitting out or simply having a bit more space around the bungalow.

This is a bungalow with a lot going for it: good room sizes, a sensible layout, useful extension, strong outside space and a village setting with genuine amenities. For anyone looking for single-storey living without feeling short on space, this one is well worth a closer look.

For more information or to arrange a viewing, please get in touch.

INFORMATION ABOUT THE AREA:

Penrhiwllan itself is a very handy village location, known for having a village shop, pub and a Michelin awarded restaurant, which is not something every rural village can claim. It sits well for access inland and towards the coast, making it a practical base for day-to-day life while still being within reach of Cardigan Bay and the wider attractions 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.

Hallway

Bathroom

Kitchen

Lounge

Bedroom 1

Dining Room

Inner Hall

Master Bedroom 2

En-Suite

Bedroom 3





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 main
house & modern Timber Framed extension

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG) boiler servicing the hot water
and central heating & multi fuel burning stove in
lounge

BROADBAND: Connected - TYPE - Superfast - up
to 150 Mbps Download, up to 30 Mbps upload ***

FTTP - 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: 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that
there is an old well in the back garden, this is
covered over and has a hand pump in place so
could work, but it does need some repair to make
working again.

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 is a safety rail installed on the
steps out of the master bedroom, and a widened
timber step at side door from kitchen for a
walking frame.

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](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](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 property is on a small junction between the A475 and a minor country lane.

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









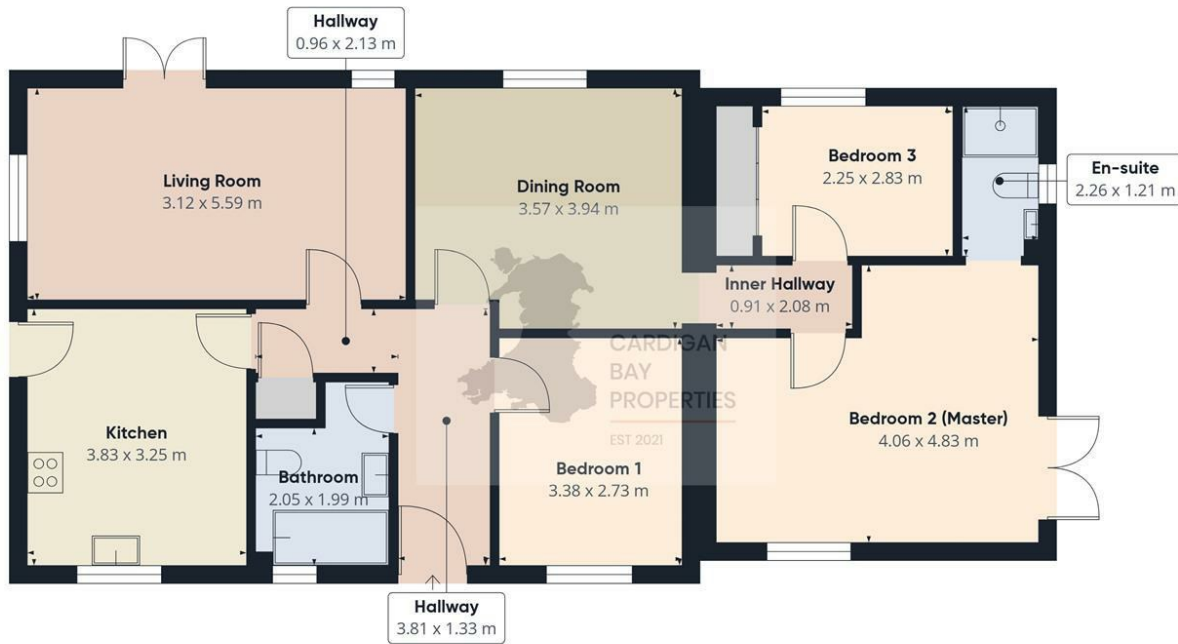




DIRECTIONS:

What3Words: [///indoor.mammoths.shelving](https://www.what3words.com/indoor.mammoths.shelving) From Newcastle Emlyn head out on the A475 until you reach the village of Penrhiwllan. Once you enter the village, take the first right and the property is immediately on the right hand side.





Approximate total area⁰
95.4 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	46	
(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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