



CARDIGAN
BAY
PROPERTIES

EST 2021

Bryneirin Lodge, Llandysul, SA44 6PX

Offers in the region of £265,000



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2



E



Brynwain
Lodge



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Bryneirin Lodge, Sarnau, SA44 6PX

- Detached bungalow in a coastal location
- Character features including 10ft ceilings and archways
- Conservatory with distant sea views and garden outlook
- Garden with seating areas and partial sea views
- Decked area
- Close to Penbryn and Llangrannog beaches
- Lounge with woodburning stove
- Well kept accommodation throughout
- Detached garage/workshop with power
- EPC Rating ; E

About The Property

Looking for a character bungalow near the coast with sea glimpses, a lovely garden and plenty of charm? This well-kept detached home close to Penbryn and Llangrannog combines period features, practical layout and a detached garage, making it a strong option for a second home or downsizing move in West Wales.

Positioned within easy reach of the coastline and some of the most popular beaches along Cardigan Bay, this detached bungalow offers a really appealing mix of character, manageable accommodation and outdoor space. The setting works well for anyone drawn to the lifestyle of West Wales, with coastal walks, village amenities and sea air all within close proximity.

The approach is simple and practical, with off-road parking to the side and a pathway leading to the front entrance. The exterior gives a good first impression, with its stone and render finish and a traditional feel that continues throughout the interior.

The front door opens into a hallway with tiled flooring, setting the tone for a home that has been well-maintained over time. From here, access leads through to the main living space and bedroom accommodation.

The lounge sits to the front of the property and feels comfortable and well-proportioned, centred around a fireplace with a wood-burning stove. This is very much the focal point of the room and adds a cosy feel, particularly in the cooler months. A window to the front allows for natural light, while an archway connects through to the kitchen, keeping a sense of flow without being fully open plan.

The kitchen is fitted with a range of wall and base units, offering good storage and workspace. There is room for appliances, along with a stainless steel extractor and sink unit, making it a practical space for everyday use. The archway back through to the lounge adds a nice connection between the two rooms, and there is also a door leading out to the rear garden, which is useful for day-to-day access.

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Continued:

From the inner hallway, the rest of the accommodation is arranged in a straightforward layout. There is a double bedroom positioned to the front, enjoying a pleasant outlook, along with a second room currently used as an additional space, although it is worth noting that this room does not have a window. It still provides flexibility as a study, hobby room or occasional bedroom depending on requirements.

The bathroom is well sized and fitted with a suite including a bath, separate walk-in shower, WC and wash hand basin with storage. The overall layout works well and offers more space than often found in properties of this type.

One of the standout features is the conservatory to the rear. This is a bright and enjoyable space with windows wrapping around, making the most of the garden outlook and allowing light to come through throughout the day. Doors open directly onto the outside seating area, creating an easy connection between inside and out.

Externally, the garden has been thoughtfully arranged to create a series of usable spaces. Close to the property is a gravelled seating area, ideal for outdoor dining or relaxing. From here, steps lead down to a lawned section with established planting and borders, along with a pathway that continues around the garden.

There are partial sea views from parts of the garden, adding another layer of appeal and reinforcing the coastal setting.

To the rear, there is a detached garage currently used as a workshop, complete with power, lighting and storage. This is a really useful addition, offering space for hobbies, storage or general use alongside the main house.

Overall, this is a property that feels honest and well cared for, with character details such as high ceilings, archways and the woodburner adding interest. The layout is practical, and while there is scope for some updating depending on taste, it is ready to move into and enjoy straight away.

The location is a real highlight, with Penbryn and Llangrannog both within easy reach, offering access to beaches, coastal paths and everything that makes this stretch of Cardigan Bay so popular. It's a setting that suits both permanent living and a second home, with a good balance between accessibility and lifestyle.

Sunroom/Conservatory

9'10" x 14'3"

Hallway

9'10" x 2'11"

Kitchen

15'6" x 10'4"

Living Room

10'5" x 16'4"

Entrance Hall

4'0" x 3'10"

Bedroom

9'7" x 7'11"

Room

10'6" x 8'0"

Garage

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

COUNCIL TAX BAND: C Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard ***- up to 150 Mbps Download, up to 15 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - 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: 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. 1 Bedroom Lodge, the 2nd room can not be classified as a bedroom due to a lack of windows.

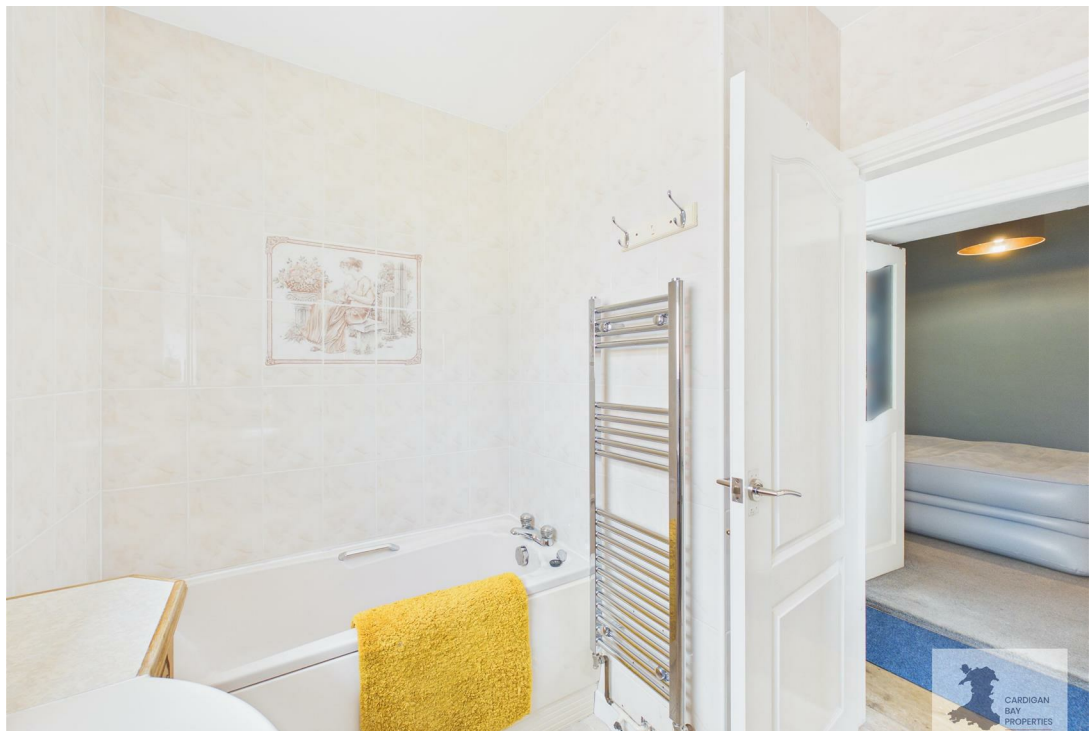
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY



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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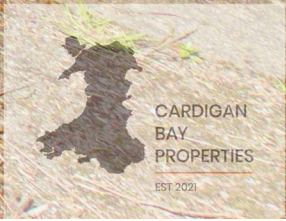








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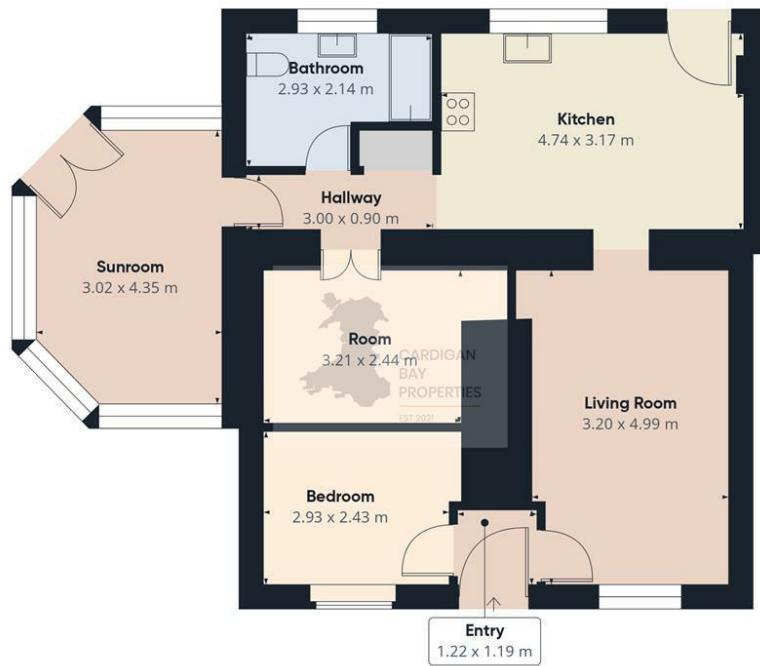




DIRECTIONS:

From Cardigan, proceed up the main A487 coast road, driving through the village of Sarnau. Before the village ends, turn left signposted for Penbryn and the property is found down this road on the right-hand side, denoted by our for sale sign.





Floor 0 Building 1



Floor 0 Building 2

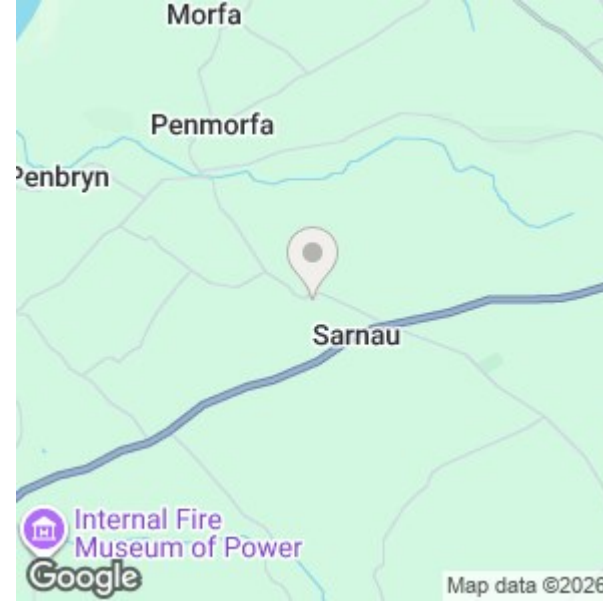


Approximate total area⁽¹⁾
86.8 m²

(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		84
(69-80) C		
(55-68) D	54	
(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.

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