

CARDIGAN
BAY
PROPERTIES
EST 2021

# Woodfold, Bwlchygroes, Llandysul, SA44 5JT

## Offers in excess of £460,000

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## Offers in excess of £460,000

- Detached five bedroom home
- Two reception rooms plus ground floor bedroom
- Principal bedroom with en-suite
- Galleried landing adding light and space
- Ample gated parking and manageable garden
- Generous kitchen with sun room
- Ground floor shower room and first floor bathroom
- Additional bedroom with en-suite
- Detached garage with power
- EPC Rating : C



## About The Property

Looking for a substantial detached home with flexible living space, a generous plot, a detached garage, all within easy reach of Cardigan Bay in West Wales? This well-proportioned property in Bwlch y Groes offers five bedrooms, multiple reception areas and a layout that works well for family life or those needing space to adapt.

Set within the rural village of Bwlch y Groes, Woodfold is a well-built detached home completed in 2005, offering a practical layout, good room sizes and a sense of space both inside and out. With uPVC sliding sash windows, oil fired central heating and a plot that provides ample parking alongside a detached garage, it strikes a sensible balance between modern convenience and countryside living.

The approach is through gated access onto a gravelled frontage, providing parking for several vehicles and giving the house a strong first impression. The detached garage sits to one side, offering useful storage or workshop potential.

The main entrance opens into a spacious hallway, with a useful walk-in airing cupboard and additional under-stairs storage. The layout from here is straightforward and easy to follow, with doors leading through to the principal ground floor rooms.

The living room sits to one side and is a well-proportioned space with dual windows bringing in natural light. There is plenty of room for seating, making it a comfortable main reception room. The kitchen is a real feature of the house. Stretching across the rear, it offers an impressive amount of workspace and storage, with a range of fitted units, integrated appliances and space for additional freestanding items. The proportions allow for informal dining or a sociable layout, and the timber flooring adds a practical finish. From here, an opening leads into the sunroom.

Continued:
The sunroom is positioned to enjoy views over the rear garden, with windows on two sides and doors opening directly onto the patio seating area. It's an easy space to imagine being used day-to-day, whether for dining or simply as a light-filled sitting area.

A utility room sits just off the kitchen, keeping laundry and household tasks separate, with a door leading outside. There is also a ground-floor Jack & Jill shower room, adding to the practicality of the layout, linking to the downstairs bedroom.

Also on the ground floor is a further bedroom, which could equally serve as a home office or additional reception room, depending on needs. Alongside this the shower room, making the ground floor suitable for those requiring more accessible accommodation.

Upstairs, the galleried landing adds a sense of openness, with a window to the front bringing in natural light and giving a view over the surrounding area.

The principal bedroom is particularly generous, with two windows to the front and ample space for freestanding furniture. It is served by an en-suite bathroom. Two further double bedrooms offer good proportions, while a fourth bedroom provides flexibility as

a smaller double, single or study space.

The family bathroom is well-sized and fitted with a four-piece suite including bath and separate shower, which works well for busy households.

Externally, the rear garden is set up for straightforward use, with a patio seating area directly off the garden room and a lawned section beyond. There is space for planting, growing or simply keeping things manageable depending on preference. A greenhouse and additional garden features add to the overall usability of the space, as well as a garden shed.

The detached garage is a strong addition, providing secure storage, parking or workshop potential, with power connected.

Overall, Woodfold offers a sensible and flexible layout with good proportions throughout. It's the kind of property that works well for a range of buyers, whether as a family home, multi-generational setup or for those simply wanting more internal space alongside a manageable plot in West Wales, with the coastline of Cardigan Bay within reach.

Early viewing is recommended to fully appreciate the space and flexibility on offer.

INFORMATION ABOUT THE AREA:
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.

A small rural hamlet situated near the village of Llandysul, which offers a choice of amenities, education and leisure facilities. The larger town of Carmarthen has access to the M4 motorway. The surrounding West Wales coastline is within travelling distance and provides a choice of beautiful
sandy beaches and interesting coastal path walks.

Hallway
8'4" x 14'0"

Lounge
16'2" x 14'2"

Kitchen
34'11" x 11'3"

Sun Room
11'3" x 11'11"

Utility Room
6'9" x 11'3"

Bedroom 5
16'9" x 9'10"

Shower Room
9'1" x 3'11"

Landing
7'11" x 17'7"

Bedroom 1
17'3" x 14'1"

En-Suite
6'3" x 11'3"

Bedroom 2
16'1" x 12'8"

Bedroom 3
16'1" x 12'9"

Bedroom 4
10'2" x 7'7"









Bathroom
8'5" x 11'3"

Detached Garage
14'11" x 21'4"

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

COUNCIL TAX BAND: F- Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Timber Framed
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE -Standard ***add in speeds eg - up to 8 Mbps Download, up to 0.9 Mbps upload *** FTTP - 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 a static home is not permitted on the grounds.
RIGHTS & EASEMENTS: The seller has advised that there may be some shared maintenance for the entrance way with the adjoining plot.
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.

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/TR/03/26/OK/TR






















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**DIRECTIONS:**

From Cardigan, travel northwards up the A487 to Sinod Inn, then turn right onto the A486, continuing through the village of Fostrasol, and onto the village of Bwlchygroes, turn right there, signposted for Penrhiwpal passing the church and Woodfold is a little further along on the right. Denoted by our for sale board.











## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | 81 |
| (69-80) C | 72 | |
| (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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