

CARDIGAN
BAY
PROPERTIES
EST 2021

Glanyrafon, Llangrannog, Llandysul, SA44 6SH

Offers in the region of £360,000

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- Characterful detached coastal cottage
- Parking area for approximately three vehicles
- Lounge with exposed ceiling beams and feature fireplace
- Conservatory overlooking the garden
- Convenient location for coastal living in West Wales
- Three double bedrooms
- Within a 2 to 3 minute walk to Llangrannog beach and Cardigan Bay coastline
- Separate dining room connecting to kitchen
- Cottage-style garden with patio, planting and raised seating area
- EPC Rating ; E



About The Property

This attractive detached cottage offers a traditional coastal home within the village of Llangrannog and the beautiful shoreline of Cardigan Bay. With parking for around three vehicles, a charming cottage garden and well-proportioned accommodation arranged over two floors, the property provides a wonderful home in this sought-after part of West Wales.

The approach to the property sets the tone, with a gated entrance leading into a front garden filled with planting, established shrubs and a paved patio area that works well as an outdoor seating space. The setting feels characterful and established, creating a pleasant first impression before reaching the front door.

Inside, the entrance opens into the main living area, where the lounge sits to the left. This is a comfortable room with exposed ceiling beams adding character and a feature fireplace providing a natural focal point. A window to the front allows good natural light while maintaining the cottage feel.

A doorway from the entrance hall leads through to the dining room, which offers a useful central space for family meals or entertaining. The room also retains a sense of character with exposed beams overhead and includes an attractive stone archway feature opening through towards the kitchen. This layout allows the dining area and kitchen to connect naturally while remaining defined spaces.

The kitchen sits to the far side of the property and offers a practical working area with a range of fitted units, work surfaces and space for appliances. A colourful tiled splashback adds character, and there is a door providing direct access outside. From the kitchen, there is also a useful utility porch area that offers additional storage and practical space for everyday household tasks.

Continued :

Upstairs, the staircase rises from the entrance hall and splits into two directions on the first floor, adding an interesting layout to the upper level.

To one side are two double bedrooms along with a shower room. Both bedrooms offer comfortable accommodation with space for bedroom furniture and pleasant outlooks over the surrounding area. The shower room is fitted with a shower, WC and wash hand basin, providing a practical facility for the first floor.

To the opposite side of the landing is the third bedroom, also a double room, which offers further flexible space suitable for guests, family members or home working if required.

Outside, the garden continues to provide an appealing feature of the property. To the front of the house is a paved patio area, ideal for outdoor seating and enjoying the surroundings. The garden then extends to an area of grass with a variety of plants and flowers, adding colour and interest through the seasons.

One of the most appealing parts of the home is the detached conservatory, positioned at the front and overlooking the garden. With glazed panels and doors, this space enjoys views across the planting and patio and works well

as a relaxing sitting area or additional dining space through the warmer months. Behind the conservatory, there is also a raised patio area, offering another sheltered spot for seating and outdoor dining. Together, these areas create a pleasant and manageable garden setting that complements the cottage well.

The location adds further appeal, being within the centre of the popular coastal village of Llangrannog (but not on the main road). Known for its sandy beach, cafés and access to the Ceredigion Coast Path, the area offers an enjoyable coastal lifestyle with the wider attractions of Cardigan Bay and the surrounding countryside of West Wales all within convenient reach.

Homes in this location rarely remain available for long, particularly those offering character, parking and garden space close to the coast.

Early viewing is recommended to appreciate the setting, character and potential this appealing coastal cottage has to offer.

INFORMATION ABOUT THE AREA:
Llangrannog is a gem of West Wales with its vibrant community, a cosy pub, cafes, and beautiful beaches. It is a lovely place to escape from the hustle-bustle of life, the village of Brynhoffnant is a short drive up the hill and has a Londis shop and petrol station and a pub, nearby Cardigan town & colourful Aberaeron are only a 20-minute drive away.

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
4'4" x 8'1"

Lounge
10'7" x 13'5"

Dining Room
9'0" x 13'7"

Kitchen
8'11" x 14'6"

Utility/Side Porch
5'3" x 5'4"

Landing
5'3" x 2'10" (max)

Bedroom 1
9'0" x 15'3"

Bedroom 2
10'2" x 13'5"

Bedroom 3
9'3" x 10'7"

Shower Room
6'11" x 5'6"

Sun Room/Conservatory
10'4" x 10'1"

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

COUNCIL TAX BAND: E- Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains









HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to 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)
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 - Low - 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. Parking is located across the lane from this property (the lane is not owned by this property). The road up past the rear of this property is not accessible for larger vehicles as it is too narrow. There is no rear garden.

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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DIRECTIONS:

From Cardigan, proceed north on the main A487 coast road to the village of Brynhoffnant. Turn left signposted to Llangrannog. Drive down to the T Junction, turn left, and continue down to the village, turn around in the village and start driving back up the road, take the first right, pass the row of houses on your left then take the right lane, the proprety is located on your left and the parking is on the right, denoted by or for sale sign.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 104 or claire@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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