

*A most pleasant and comfortable semi-detached bungalow located in the picturesque Teifi Valley village of Llandygwydd, Near Cardigan - West Wales.*



**4 Bro Tygwydd, Llandygwydd, Cardigan, Ceredigion. SA43 2QX.**

**£199,950**

**R/4424/ID**

**\*\*A most delightful 3 bed semi detached bungalow\*\*** Located in the lovely picturesque village of Llandygwydd **\*\*Comfortable 3 bed accommodation\*\*** Generous rear garden **\*\*Double glazing throughout and gas fired central heating\*\*** Useful outbuilding **\*\*Recently installed bathroom suite\*\*** Only a 10 minute drive from Cardigan town **\*\***

The Accommodation provides - Entrance hall, living room, kitchen/dining room, 3 double bedrooms and a modern bathroom.

The pretty rural village community of Llandygwydd lies in the lower reaches of the Teifi Valley within a 10 minute drive of the popular Market town of Cardigan which lies on the Teifi Estuary offering a comprehensive range of shopping and schooling facilities. The Cardigan Bay coastline with its several popular sandy beaches is less than a 20 minute drive away.



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## THE ACCOMMODATION

### Entrance Hall



13' 10" x 5' 9" (4.22m x 1.75m) via half glazed uPVC door, central heating radiator, laminate flooring, door into -

### Spacious Lounge

13' 3" x 11' 10" (4.04m x 3.61m) a spacious room with large double glazed window to front, open fireplace housing a log burning stove on a raised hearth, ornate surround, TV point, central heating radiator, fitted built in storage shelf, laminate flooring.



### L Shaped Kitchen/Dining Room

18' 0" x 12' 9" (5.49m x 3.89m) (max) with range of fitted base and wall cupboard units with Formica working surfaces above, 1½ stainless steel drainer sink, electric cooker point, space for 4 seater dining table, central heating radiator, double glazed overlooking rear garden, half glazed uPVC exterior door, door into -



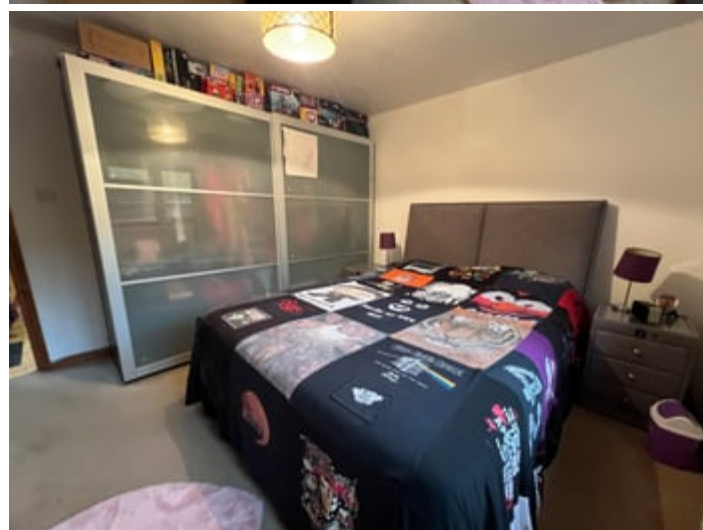




### Utility Room

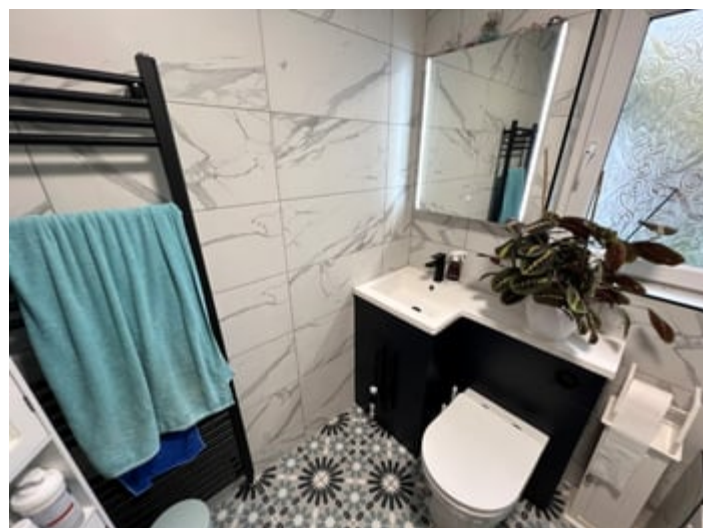
6' 10" x 4' 3" (2.08m x 1.30m) with plumbing for automatic washing machine and tumble dryer, Worcester LPG gas fired boiler.

### Principal Bedroom 1



11' 3" x 12' 7" (3.43m x 3.84m) with double glazed window to rear, central heating radiator.

### Modern Bathroom



6' 9" x 6' 3" (2.06m x 1.91m) having a modern bathroom suite installed in 2022 comprising of a navy blue vanity unit with inset wash hand basin and concealed WC panelled bath with matt black rainfall shower head and pull out head, fully tiled walls and floor, illuminated mirror unit, matt black heated towel rail, frosted window to rear, extractor fan.





Rear Bedroom 2



To the Front



9' 10" x 7' 10" (3.00m x 2.39m) with double glazed window to rear, central heating radiator.

Front Double Bedroom 3



11' 10" x 8' 10" (3.61m x 2.69m) with double glazed window to front, central heating radiator.

## EXTERNALLY







Although there is no official parking, there is ample street parking to the front and also a village car park is situated some 50 yards up the road.

The property is accessed via a gated front forecourt laid to slabs being south facing making a lovely sunny front garden area.

Concrete path leads through to -

### **To the Rear**

A generous lawned area with 2 useful outbuildings, one being a cedarwood garden shed and the other being an insulated Garden Room with electricity connected.

There is also further decking area that is in need of remedial works and a lower garden area.



## **PLEASE NOTE -**

We are advised that beyond the decking is not in the Deeds of the property, however the vendor has used this land for over 13 years uninterrupted.

## **MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

## **TENURE**

The property is of Freehold Tenure.

## **Services**

The property benefits from mains water and electricity. Gas fired central heating.

Communal septic tank which is managed by the Local Authority and the fee is payable to them yearly of approx £500.

We have been informed by the vendor that Welsh Water is in the process of adopting the management of the septic tank and would be looking to replace the pipework along the side and rear of the property once they have taken over and make good of all works.

Full fibre optic Broadband.

Council Tax Band C (Ceredigion county council).

## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** On Street. Residents.

**Heating Sources:** Gas. Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** Level access.

**Mobile Signal**

4G data and voice

**EPC Rating:** E (42)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

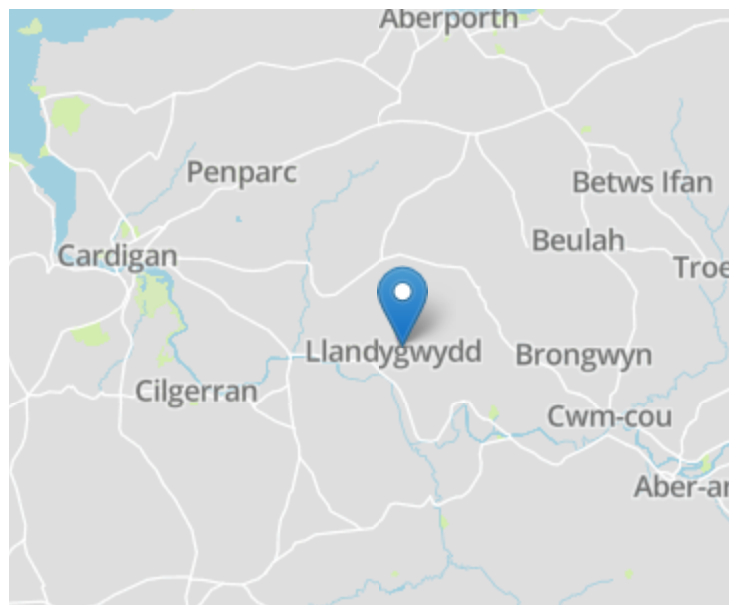
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

From the town of Cardigan take the A484 Newcastle Emlyn road South East. Proceed through the village of Llechryd and after half a mile take a left hand turn sign posted Llandygwydd. This will take you immediately into the village of Llandygwydd. Drive through the village taking the left alongside the old parish church and then follow the road to the right, down the valley, bear left and as you climb up the hill. Bro Tygwydd is on the left hand side and this property can be found as the fourth property on the left hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		64
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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