



Waungiach, Cardigan, SA43

£369,995

Guide Price

Tenure: Freehold, **Bedrooms:** 4

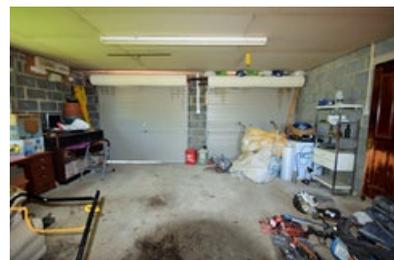
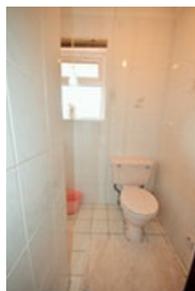
A unique detached 4 bedroom bungalow with adjoining flat land amounting to approx 4 acres. Currently used for livestock. The property is situated at the end of a popular cul-de-sac within the village of Llechryd. The property comprises entrance L shaped hallway, lounge four bedrooms, bathroom, kitch

Key features:

- Cul de sac
- Country side
- Close to town
- Approximately 4 acres of level land
- 4 double bedrooms
- 2 receptions
- 2 double garages
- outbuildings

Extra info:

- **Property Age:** 25 years
- **Council Tax:** Band F (£2305.00 per-annum)
- **Double Glazing:** All
- **Heating:** Other
- **Parking:** Double Garage and Driveway



A unique detached 4 bedroom bungalow with adjoining flat land amounting to approx 4 acres. Currently used for livestock. The property is situated at the end of a popular cul-de-sac within the village of Llechryd. The property comprises entrance L shaped hallway, lounge four bedrooms, bathroom, kitchen, snooker room, shower room, utility room and attached double garage. This rare listing to the market is set approximately 2 miles from Cardigan town. The ancient town sits on the estuary of the River Teifi at the base of Cardigan Bay. Its unspoilt townscape and rich heritage provide a nostalgic backdrop to a thriving culture of arts and crafts, events and music festivals, and is a good base to discover what Ceredigion, Pembrokeshire and Carmarthenshire really have to offer.

Entrance Hall entered via double glazed front door fitted carpet, built-in double cupboard, airing cupboard, radiator, doors to;

Lounge (18'3 x 16'2 (5.56m x 4.93m)) Fitted carpet, double glazed windows to front, radiators, gas fire place.

Bedroom 1 (14'8 x 13'7 (4.47m x 4.14m)) Fitted carpet, fitted wardrobes and dressing table, wash hand basin, double glazed window to rear, radiator.

Bathroom (9'8 x 6'5 (2.95m x 1.96m)) Sunken oval shaped whirlpool style bath with mixer shower over, wash hand basin set in worktop, WC, radiator, tiled floor, tiled walls, double glazed window to rear, heated towel radiator.

Bedroom 2 (11'8 x 11' (3.56m x 3.35m)) Fitted carpet, double glazed window to rear, radiator, built-in wardrobe.

Bedroom 3 (10'4 x 9'9 (3.15m x 2.97m)) Fitted carpet, double glazed window to rear, radiator.

Bedroom 4 (10'4 x 9'9 (3.15m x 2.97m)) Fitted carpet, double glazed window to rear, radiator.

Kitchen (14'8 x 11'4 (4.47m x 3.45m)) Fitted wall and base storage cupboards with worktops over, 1½ bowl single drainer sink, double glazed window to rear and side, single oven, four ring electric hob, extractor hood over, external double glazed door, tiled floor, radiator.

Snooker room/Living Room (21'3 x 18' (6.48m x 5.49m)) Tiled floor, double glazed sliding external door to side, radiators, built-in cupboard, door to: Inner Hallway Doors opening to:

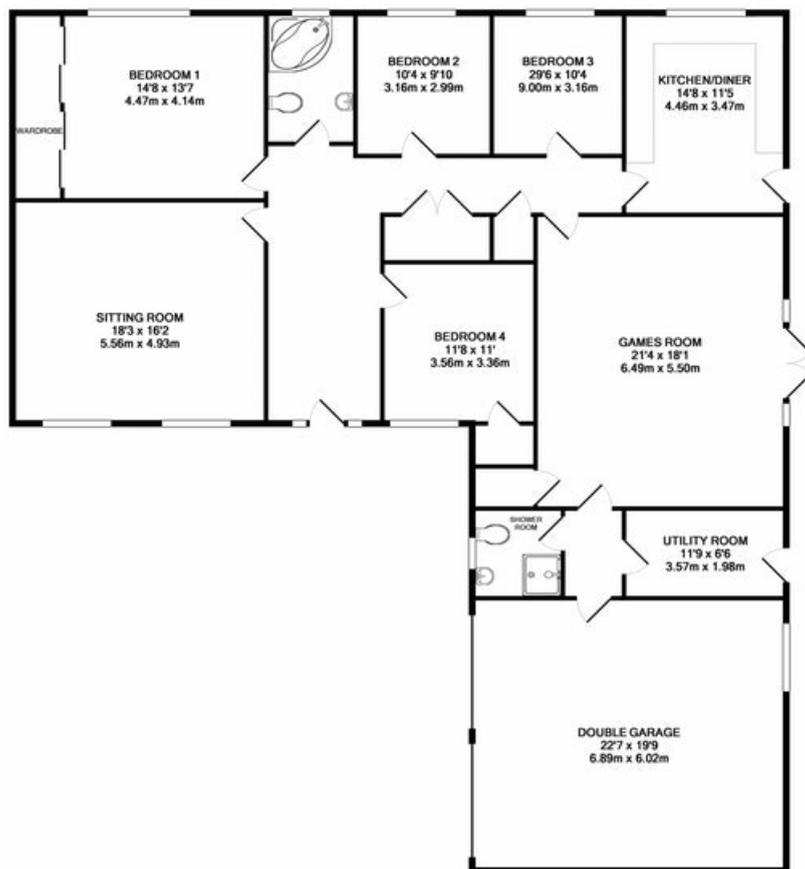
Utility Room (11'8 x 6'5 (3.56m x 1.96m)) Fitted wall and base storage units, single drainer sink, plumbing for washing machine, double glazed external door, tiled flooring.

Shower Room comprising shower cubicle, WC, wash hand basin, tiled walls, tiled floor, double glazed window, radiator. Integral

Double Garage (23' x 19'8 (7.01m x 5.99m)) Two roller doors to front, double glazed windows to rear and side, power and lighting, hot water cylinder and heating controls, loft storage space.

Externally to the front of the property is a large driveway providing ample off road parking and turning space as well as access to the garage. Access on both sides of the property lead round to the side and rear where there is a lawned garden area and patio area. Beyond the garden there is an adjoining field amounting to approx 4 acres with various outbuildings. Services We have been advised mains water, electricity and drainage are connected to the property.

Floor plan:



TOTAL APPROX. FLOOR AREA 2390 SQ.FT. (222.0 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

16, Waunglach, Llechryd, CARDIGAN, SA43 2PT

Dwelling type: Detached bungalow	Reference number: 0758-3027-7254-4836-7984
Date of assessment: 05 April 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 05 April 2016	Total floor area: 164 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,654
Over 3 years you could save	£ 1,809

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 426 over 3 years	£ 261 over 3 years	<div style="background-color: #4caf50; color: white; padding: 5px; width: 40px; margin: 0 auto;"> You could save £ 1,809 over 3 years </div>
Heating	£ 5,475 over 3 years	£ 4,089 over 3 years	
Hot Water	£ 753 over 3 years	£ 495 over 3 years	
Totals	£ 6,654	£ 4,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p>Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4caf50; color: white; text-align: center;">(92 plus) A</td> <td style="background-color: #8bc34a; color: white; text-align: center;">(81-91) B</td> <td style="background-color: #ffc107; color: white; text-align: center;">(69-80) C</td> <td style="background-color: #ffc107; color: white; text-align: center;">(55-68) D</td> <td style="background-color: #ffc107; color: white; text-align: center;">(39-54) E</td> <td style="background-color: #ffc107; color: white; text-align: center;">(21-38) F</td> <td style="background-color: #e91e63; color: white; text-align: center;">(1-20) G</td> </tr> </table> <p>Not energy efficient - higher running costs</p>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="background-color: #e0e0e0;">Current</th> <th style="background-color: #e0e0e0;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 2em;">42</td> <td style="text-align: center; font-size: 2em;">64</td> </tr> </table>	Current	Potential	42	64
(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G						
Current	Potential											
42	64											

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 303
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 648
3 Low energy lighting for all fixed outlets	£65	£ 108

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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