



## The Smallholding Centre

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## 3 Bed Detached Bungalow With Land

# £275,000



## Ty Poeth Bungalow, Cardigan Road Ponthirwaun, Nr Cardigan, SA43 2RJ

Are you looking for a complete project to do ? If so then this 3 bed detached bungalow, with no immediate neighbours and around 1.5 acres or thereabouts of flat pastureland and gardens has massive scope to provide a comfortable family home once the new owner has spent thousands of pounds to completely renovate it. The bungalow, which is located on the edge of Ponthirwaun village, itself located between the towns of Cardigan and Newcastle Emlyn, is situated well off the main road via a shared access track. There is a kitchen / diner, hallway, bathroom, 3 bedrooms (one very large) and a large lounge. There is an outbuilding to the front, again needing work, but with an enthusiastic new owner Ty Poeth Bungalow would make for a super project with lots of outside space. Please note; there is also an option to buy another 20 acres close to Ty Poeth Bungalow via a relative of this property for £120,000 (£6000 per acre).

## Key Features

Complete Renovation Project

With Around 1.5 Acres Or  
Thereabouts

Option On Another 20 Acres  
Nearby

No Immediate Neighbours

Edge Of Ponthirwaun Village

Detached Outbuilding

3 Bed Detached Bungalow

Energy Rating: G



## Ground Floor

**Accommodation** - Entrance via timber glazed door into:

**Kitchen / Breakfast Room** - 13' 11" x 10' 3" (4.25m x 3.14m) With "Rayburn Royal" cooking range, two windows to side and rear, a range of built-in cupboards, door through to:

**Hallway** - With built-in airing cupboard housing copper hot water tank, door out to the front with doors off to all the other rooms including:

**Bathroom** - With frosted window to the rear, low level flush WC, pedestal wash hand basin, panelled bath.

**Bedroom 1** - 7' 0" x 8' 3" (2.15m x 2.52m) With window to rear, radiator.

**Bedroom 2** - 8' 9" x 12' 5" (2.67m x 3.79m) With large window to the front, radiator.

**Master Bedroom** - 11' 1" x 16' 1" (3.38m x 4.92m) With large window to the front, radiator.

**Lounge** - 13' 10" x 17' 0" (4.23m x 5.2m) With windows to the side and front, fireplace with tiled surround, radiator.

## Exterior

**Externally** - There is around 1.5 acres or thereabouts of flat / gently sloping pastureland which would benefit from reploughing / reseeding to aid drainage.

To the side and rear there are mature gardens, overgrown in places but nonetheless a pretty blank canvas for keen gardeners. A stream runs along the boundary of the property.

There is parking for several cars to the side of the bungalow adjacent to the outbuilding.

There is also an option of another 20 acres of land nearby, available by separate negotiation via a relative of Ty Poeth Bungalow.

**General Information** - Viewings: Strictly by appointment via the agents, The Smallholding Centre or our sister company, Houses For Sale in Wales.

Tenure: Freehold

Services: Mains electricity, private drainage, oil-fired central heating (via range).

**NOTICE REGARDING MAINS WATER.**

The vendor has advised us that as a condition of sale a mains water supply will be connected to Ty Poeth Bungalow prior to exchange of contracts with relevant easements in place etc.

Council Tax Band: D, Ceredigion County Council

**Directions** - From Newcastle Emlyn, head to Cwm Cou and take the left-turn towards Cardigan. Stay on this road through Capel Tygwydd and on to Ponthirwaun. Slow down when you get to the village sign, go past the village sign and a 40mph sign and then opposite the 12% down hill warning, take the track on the right sign-posted Ty Poeth. Continue down the track for 200m and Ty Poeth Bungalow is the first property on the right-hand side and denoted by our for sale board. If you get to the farm at the end, you've gone too far.



Kitchen / Diner



Other View



Bathroom



Bedroom 1

Google co-ordinates: 52.074649, -4.534929  
What3Words: (bungalow) ///extension.bespoke.partners  
What3Words:(lane entrance) ///deployed.compiler.mount



Bedroom 2



Large Master Bedroom 3



Large Lounge



Other View





Rear View 2



Mature Gardens



The Land



Side View And Parking



The Land



The Land



Gardens



The Land





Mature Gardens



Aerial View

# Floorplans

## Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.

Ty Poeth Bungalow

# Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		104   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	14   G	