



CARDIGAN  
BAY  
PROPERTIES

EST 2021

1 Heol Enlli, Cardigan, SA43 2JE  
Offers in the region of £250,000



3



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2









# 1 Heol Enlli, Tanygroes, SA43 2JE

- Superb sea views across Cardigan Bay
- Three bedrooms and two reception rooms
- Attached garage with power and lighting
- Convenient village location on a bus route
- Oil-fired central heating and useful utility spaces
- Scope to modernise and improve throughout
- Generous off-road parking for multiple vehicles
- Rear garden backing onto open fields
- Walking distance to supermarket and café
- Energy Rating: TBC

## About The Property

Looking for a solid home with sea views and scope to add value? This ex-local authority property offers generous parking, gardens front and back, and a fantastic coastal outlook across Cardigan Bay – all set in a handy West Wales village location close to daily essentials.

Set in a convenient village location with everyday amenities within walking distance, this home has the fundamentals in place – sea views, a solid layout, plenty of parking – and it's ready for a new owner to put their stamp on it.

Access is via a private gateway opening onto a drive with space for several vehicles. The traditional front door leads into the hallway, but for daily life, the side entrance through the porch is far more practical. From here, there's access to both the utility space and the kitchen, keeping muddy boots and bags neatly tucked out of the way.

The kitchen itself is fitted with a selection of wall and base units, with a stainless steel sink placed beneath the window that looks out to the coast. There's also a walk-in pantry for storing groceries and a connecting door into the main lounge. The lounge is a homely space, centred around its original fireplace and with built-in alcove shelving and storage. A window overlooks the rear garden, and with a bit of budget, this could be transformed with the addition of patio doors – opening up the space to link directly with the garden outside.

A second reception room sits at the front of the house. This is currently used as a sitting room, and again, there's a traditional fireplace and a sea-facing window which draws in the coastal light.

From the lounge, a door leads into the central hallway, where stairs rise to the first floor and another door opens to the front of the property.

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### Details Continued:

Upstairs, the layout is simple and functional. The landing has a window looking out to the coast. There are three bedrooms in total: one double and one single to the rear, both with views over the garden and the neighbouring fields, and another double to the front which makes the most of the coastal aspect – and it's here the sea views really come into their own, with an uninterrupted outlook stretching all the way up towards north Wales. The shower room includes a corner shower unit, WC, and wash basin, along with an airing cupboard housing the hot water tank and some handy shelving.

Back down through the side porch, the

utility area makes good use of the space. There's room and plumbing for a washing machine, a wash hand basin, the oil-fired boiler is found here, and a door into a downstairs WC. This area links through to a useful corridor with a built-in storage shed and then into the attached garage – which has power, lighting, and an up-and-over door.

### Externally:

From the same corridor, there's access out to the rear garden. The front garden is made up of a mix of driveway and lawn, bordered on one side by mature hedging that offers some privacy from the lane. At the back, the rear garden is enclosed and mainly laid to grass, with established hedging and shrubs around the edges and open countryside

beyond. A few paths lead through the space, and just outside the lounge window there's an ideal spot for a paved seating area, which would really tie the house and garden together if patio doors were added.

The location is another strong point – the village itself sits in West Wales along the coast, with a bus route through and a handy supermarket and café nearby. The sea views are a constant reminder of the setting, with Cardigan Bay just on the doorstep and the potential here to bring the house up to modern standards and enjoy everything this stretch of coast has to 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.

- Side Porch  
3'4" x 11'1" max
- Kitchen  
8'3" x 15'4" max
- Pantry  
2'8" x 3'11"
- Lounge  
15'5" x 10'11" inc alcove

- Hallway  
11'4" x 6'5"
- Sitting Room  
9'10" x 11'4"
- Landing  
6'5" x 11'4"

- Bedroom 1  
11'5" x 9'10" inc alcove

- Bedroom 2  
13'4" x 10'10" inc alcove
- Bedroom 3  
11'10" x 7'3"

- Bathroom  
8'2" x 7'7" max

- Utility Room  
12'1" x 9'8" max

- WC  
2'4" x 4'0"

- Shed  
5'6" x 8'10"

- Garage  
20'5" x 10'1"

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

- COUNCIL TAX BAND: C - Ceredigion County Council
- TENURE: FREEHOLD
- PARKING: Off-Road Parking/ Garage 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: Not Connected – TYPE – Superfast is available in this area with speeds of up to 1800 Mbps Download, up to 220 Mbps upload depending on options \*\*\* FTTP, FTTC, ADSL, Satellite, Wireless – Mobile Internet. – 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 none that they are aware of.

**RESTRICTIONS:** The seller has advised that there are none that as an ex-local authority property it is subject to usual estate covenants which include: not to use the property or land for any other purpose other than a private dwelling, no trade or business to be run from the property, not to cause a nuisance or annoyance to your neighbours, to keep the property tidy and maintain boundaries, can't build sheds etc without permission from the council, only domestic pets are to be kept at the property, must not sell intoxicating liquor from the property, can't have a shed, house on wheels or caravan on the land indented for human habitation.

**RIGHTS & EASEMENTS:** The seller has advised that there are none that they are aware of.

**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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. The property is an ex-local authority, located set well back off the A487 in a village with a speed limit of 40mph. The property is next door to a local cafe. As an ex-local authority property it is subject to usual estate covenants which include: not to use the property or land for any other purpose other than a private dwelling, no trade or business to be run from the property, not to cause a nuisance or annoyance to your neighbours, to keep the

property tidy and maintain boundaries, can't build sheds etc without permission from the council, only domestic pets are to be kept at the property, must not sell intoxicating liquor from the property, can't have a shed, house on wheels or caravan on the land indented for human habitation.

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.

HW/HW/07/25/OK























#### **DIRECTIONS:**

From Cardigan, head north along the A487 until you reach the village of Tanygroes. When travelling through the village you go past the old chapel on the left-hand side, then you will see a layby on the right hand side with a row of semi-detached houses. Turn into the layby and this property is on the far end (next door to the Emlyn Cafe) with its own driveway. What3Words:

[///shine.cheerily.cornering](https://www.what3words.com/shine.cheerily.cornering)







### Energy Efficiency Rating

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

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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