



Maes y Ffynnon, Caemorgan Road, Cardigan, SA43 1QU

Offers in the region of £375,000







# Maes y Ffynnon, Caemorgan Road, SA43 1QU

- Renovated 5-bedroom detached bungalow
- Generous lounge with oversized front window
- Separate utility room with access to garden
- Rear patio with raised lawn and countryside views
- Walking distance to Cardigan's amenities and close to Cardigan Bay and West Wales coast
- Spacious kitchen/diner with pantry and built-in appliances
- Two modern bathrooms, including walk-in showers
- Driveway parking for several vehicles
- Electric vehicle charging point
- Energy Rating: E

## About The Property

Looking for a modern and spacious home close to Cardigan town centre? This five-bedroom bungalow has been fully renovated throughout, offering flexible living space, stylish interiors and easy access to the stunning West Wales coastline and Cardigan Bay.

This detached bungalow is a smart and spacious property, found just on the edge of Cardigan town. It sits in a very handy spot—tucked far enough from the town centre to feel residential, but still within walking and driving distance of the shops and coast. Tastefully renovated in recent years, this five-bedroom home has been carefully updated and finished in a style that's clean, modern, and well thought out.

The approach to the property is practical and tidy, with a good-sized paved driveway to the front offering plenty of parking space for several vehicles.

A UPVC front door leads into a porch, which is bright thanks to windows on two sides. From here, a timber door opens into the main hallway—a central space with a built-in storage cupboard and wood-effect flooring that continues throughout much of the home. This wide hallway gives access to all the main rooms and adds to the sense of space.

The lounge sits to the front of the bungalow and is generously sized. A broad UPVC window lets in plenty of natural light and frames a view of the front garden. The room has a neutral palette and wood-effect flooring, keeping things simple and easy to personalise. A contemporary radiator adds a modern touch.

Towards the back of the house is the kitchen and dining area, which has been designed as the heart of the home.

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### Details Continued:

It's a bright, L-shaped space with multiple windows overlooking the side and rear garden. There's plenty of room for a family-sized dining table, and the kitchen itself is well equipped with marble-effect worktops, a ceramic 5 ring hob, eye-level Zanussi oven & grill, built-in dishwasher, and built-in fridge-freezer. A useful pantry cupboard makes the most of the corner space. Flooring here is tile-effect, making it both practical and good-looking.

Just off the kitchen is a separate utility room (formerly the garage), fitted with worktop space, plumbing for a washing machine, and the "Grant" oil-fired boiler. Double doors lead outside, and there's access to the loft here too. With wood-effect flooring and a radiator, it's a neat and functional room that keeps laundry and storage out of the main kitchen area.

There are five double bedrooms throughout the bungalow, all comfortably sized and finished in the same wood-effect flooring as the hallway and lounge. The largest bedroom is positioned to the front and benefits from a broad window and plenty of natural light. Two other bedrooms look over the rear garden, and the final two are accessed via a secondary hallway, which has a Velux roof window and a door out to the back garden—handy if a family wanted to use one of these as a home office or guest space with a bit of privacy.

There are two bathrooms in the property. The family bathroom includes a panelled bath, a walk-in shower with mixer fitting, a low-level WC, and a vanity unit with sink. It's fully tiled where needed, with spot lighting and an extractor fan. The shower room has a larger walk-in shower, WC and vanity wash hand basin in a similar modern finish,

with black towel rail and fully tiled walls and floor.

Externally:

Externally, to the front there's an electric charging point in place, and a lawned area which includes three ornamental cherry trees that give the front of the home a softer, welcoming feel. Low walls wrap around the edge, creating a clear boundary without blocking out any light.

The back garden is designed to be easy to look after, without compromising on space or outdoor potential. Immediately to the rear of the house is a paved patio area with a low wall and steps leading up to a raised lawn area. From here, there are pleasant views over open fields beyond the garden boundary, which helps give a sense of openness. It's a garden that works well for summer barbecues or family gatherings, with room for seating and very little upkeep required.

Gated access runs along both sides of the property, making the garden fully enclosed and easy to manage. The layout of the property also makes it a good fit for a range of living arrangements—whether that's a family needing multiple bedrooms, someone looking to work from home, or even multi-generational living.

This bungalow offers a very practical and stylish living space, all on one level. Its location—just on the fringe of Cardigan—makes it extremely convenient for town life while still being just a short drive from the coast. The beaches and headlands of West Wales and Cardigan Bay are within easy reach, adding even more appeal to what a well-rounded and thoughtfully updated home is already.

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.

Porch

3'3" x 6'5"

Entrance Hall

15'11" x 11'2" max - u shaped

Bedroom 1

12'10" x 10'0"

Family Bathroom

7'9" x 8'9"

Bedroom 2

11'6" x 11'10"

Bedroom 3

11'5" x 8'8"

Lounge

14'9" x 15'5"

Kitchen/Diner

22'7" x 16'4" max - l shaped

Utility Room

8'10" x 14'1"

Rear Hallway

3'9" x 11'1"

Bedroom 4

12'9" x 9'4"

Bedroom 5

12'9" x 9'4"

Shower Room

5'10" x 6'9"

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: Private Drainage - The property has a cesspool drainage system which the owners inform us they empty around 4 times a year.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central







heating

BROADBAND: Connected – TYPE – Superfast – up to 500 Mbps Download, up to 60 Mbps upload \*\*\* FTTP – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL: 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY – The seller has advised that there are none that they are aware of.

RESTRICTIONS/COVENANTS: The seller has advised that there is a chancel repair liability on this property, an indemnity insurance policy will be needed on purchase to cover this.

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 has been planning attempts for 4 properties in the field just down from this property (not directly behind), with a footpath leading to these proposed 4 properties running in the field behind this property, this planning attempt has been refused once. It is currently awaiting decision again.

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. Please read the above information carefully for all information relating to this property.

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, take the A487 coast road towards Aberystwyth for a short distance and take the first left hand turn onto Caemorgan Road. Maes Y Ffynnon is the third bungalow on your right denoted

by our For Sale board. What3Words:

///apprehend.register.rucksack

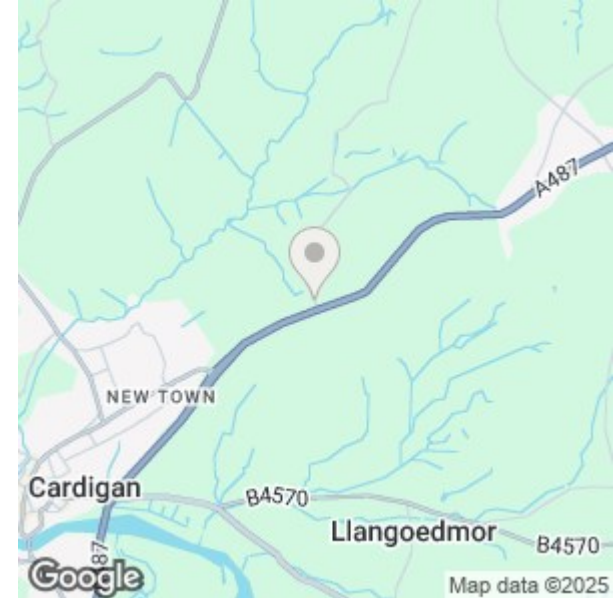





# Ground Floor



For Identification Purposes Only.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 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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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)