



**1, Heol Derw, Cardigan, SA43 1NH**

**Offers in the region of £265,000**



- Detached dormer bungalow in central Cardigan
- Positioned on a level corner plot
- Three bedrooms across two floors
- Lounge and dining room open plan
- Mature wraparound gardens
- Detached garage with driveway parking
- Ground floor shower room and cloakroom
- Mains gas central heating
- Convenient for supermarkets, schools and bus routes
- EPC rating : D

## Offers in the region of £265,000

### About The Property

Looking for a well-placed bungalow with plenty of space, mature gardens and easy access to town? This detached dormer bungalow on a generous corner plot in the North Park Estate, right in Cardigan town centre, offers flexible living, privacy and practical features throughout

Set on a level corner plot within the well-established North Park Estate, this detached dormer bungalow offers plenty of internal space, a flexible layout, and the convenience of being in Cardigan town centre. Positioned close to local amenities including supermarkets, schools and the high street, it's also on a regular bus route, making it easy to move around town and further afield.

The plot is a good size and wraps around the bungalow on all sides. Gardens are well-established with mature trees, shrubs, borders and flower beds, offering privacy without feeling enclosed. A gated driveway leads to a detached single garage, while access around both sides of the home connects the front and rear garden areas smoothly.

Inside, the layout provides an open plan lounge and dining room, three bedrooms, a shower room and an additional WC across two floors. The space works well for families, couples or anyone looking to have ground-floor living with the option of extra accommodation upstairs.

Entering the hallway, the staircase rises to the first floor, with doors off to the main ground floor rooms. The kitchen sits at the front and is fitted with a range of base and wall cupboards, with worktops and a single drainer sink. There is a freestanding gas cooker and hob, a built-in pantry cupboard for storage, and a double-glazed external door opening out to the side of the property. A double-glazed window above the sink looks out to the front garden.



Continued:

The lounge is a generous space with a wide double glazed window overlooking the rear garden. A fireplace gives the room a clear focal point, and an archway connects through to the dining room, making this a semi-open space that can easily be used together or as two separate areas. The dining room has a second double glazed rear window and a door back into the hallway for circular flow.

Also on the ground floor is the first of the three bedrooms – a double with a front-facing window and radiator. The shower room is fitted with a corner shower cubicle, a pedestal wash hand basin, tiled walls and a radiator, with a

frosted double glazed window for light and ventilation. A separate cloakroom next to it houses a WC and another frosted window.

Upstairs, the first-floor landing has access to the loft and a built-in airing cupboard, which also houses the gas-fired boiler. Two further bedrooms are found here, both with dormer windows to the front, radiators, and fitted wardrobes. One of the rooms also offers access to useful eaves storage space.

Externally, the outside space is a real strength of the property. The driveway provides off-road parking and leads to a single detached garage with an

up-and-over door. The front garden area is made up of grass, mixed planting and ornamental shrubs, with the greenery continuing around to the side. Gated paths on both sides lead to the rear, where the garden continues with more grassed areas, borders, flower beds and well-established planting.

Two useful built-in storage sheds are located to the rear of the garage, one is a w/c and the other is currently used as a log store, but can offer space for tools, garden equipment or general storage.

Heol Derw is a popular and well-regarded part of Cardigan, and this property is located in a particularly handy part of the estate. With easy access to nearby supermarkets, including Tesco and Aldi, as well as traditional shops and services on the high street, there's no shortage of facilities close by. Schools, leisure facilities and health services are also within easy reach.

This is a home that has been well cared for and thoughtfully arranged, with plenty of space both inside and out. The layout gives flexibility for a range of needs, and the location makes it easy to stay connected to town life while enjoying the benefits of a corner plot and plenty of garden space.

Hallway  
14'2" x 6'1" (I shape)

Kitchen  
9'8" x 9'1"

Lounge  
18'9" x 10'9"

Dining Room  
13'10" x 10'10"

Bedroom 3  
10'10" x 8'8"  
  
Shower Room  
6'10" x 4'9"  
  
W/C  
6'10" x 2'5"

Landing  
6'6" x 3'9"  
  
Bedroom 1  
17'5" x 11'8"  
  
Bedroom 2  
11'1" x 8'8"

Garage  
17'8" x 8'6"  
  
Storage room  
3'3" x 3'2"  
  
Outside W/C  
4'10" x 3'1"

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

**COUNCIL TAX BAND: D – 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: Gas Mains boiler servicing the hot water and central heating**  
**BROADBAND: Connected \*\*\*- up to 73.2 Mbps Download, \*\*\*Fixed Wireless . – 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 they are aware of.

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

FLOOD RISK: 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.

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. 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.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

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.

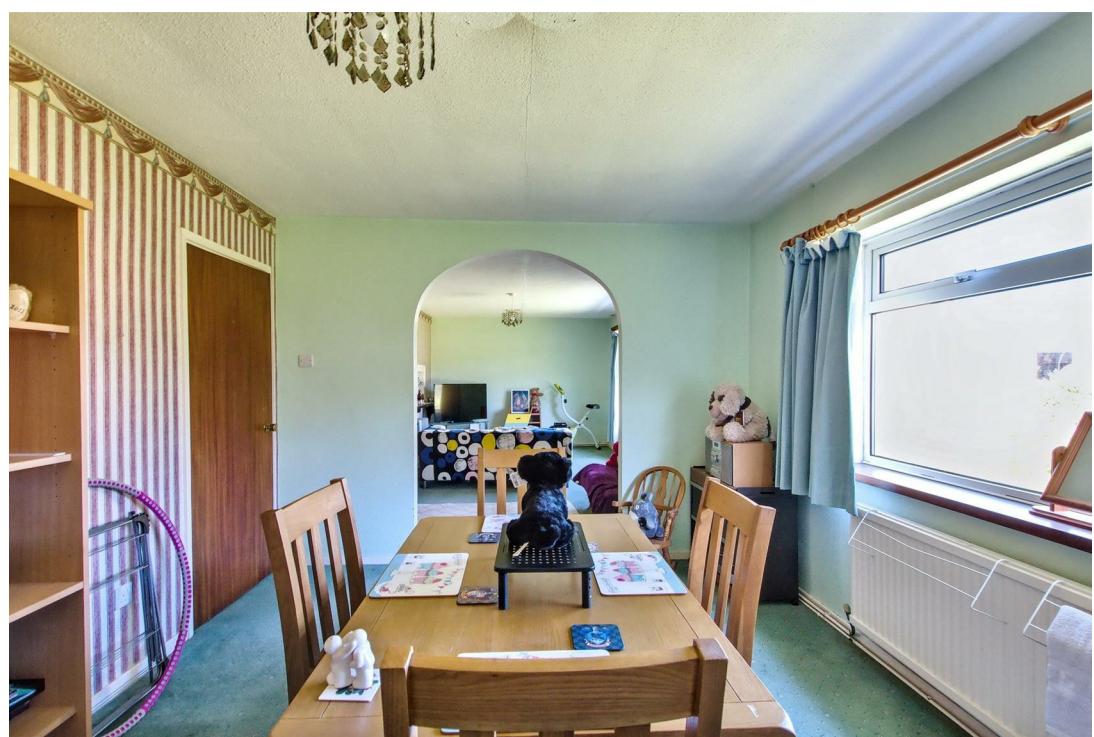
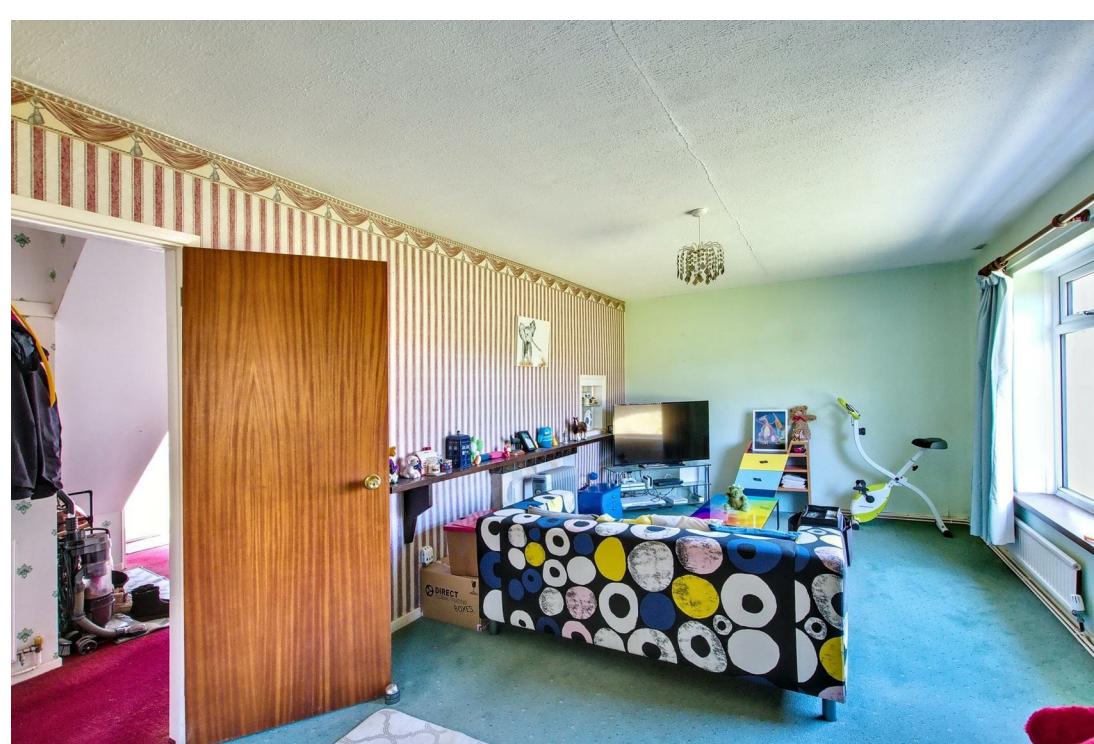
VIEWINGS: By appointment only.

PLEASE 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.

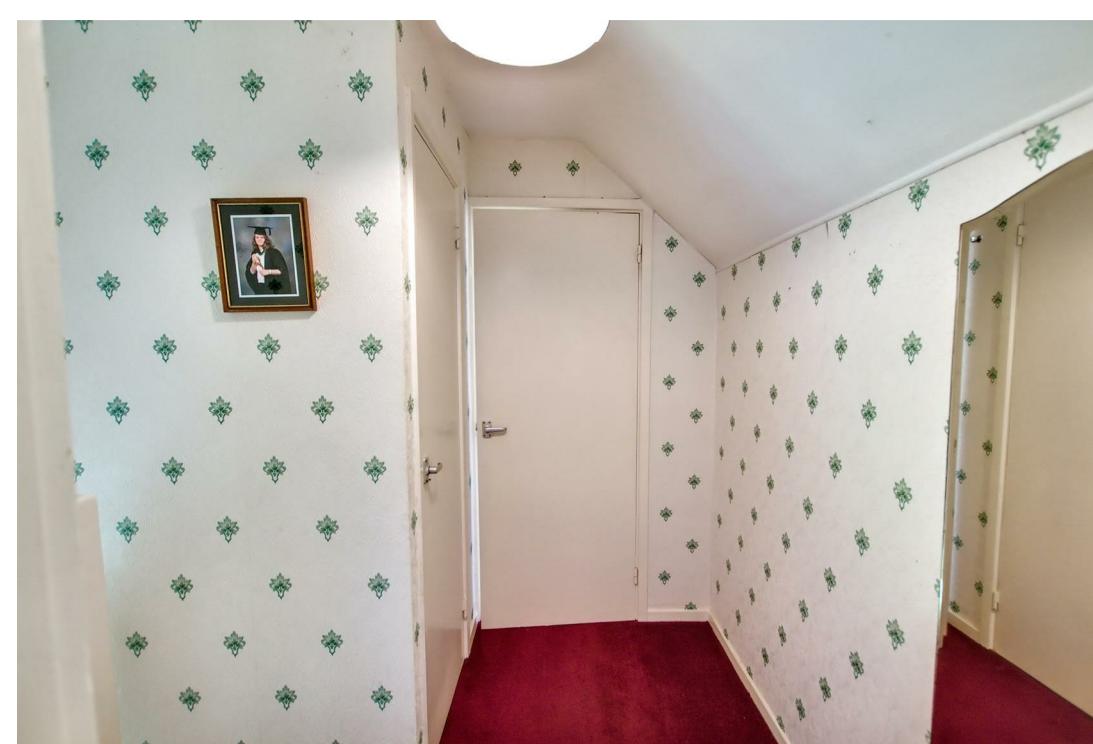
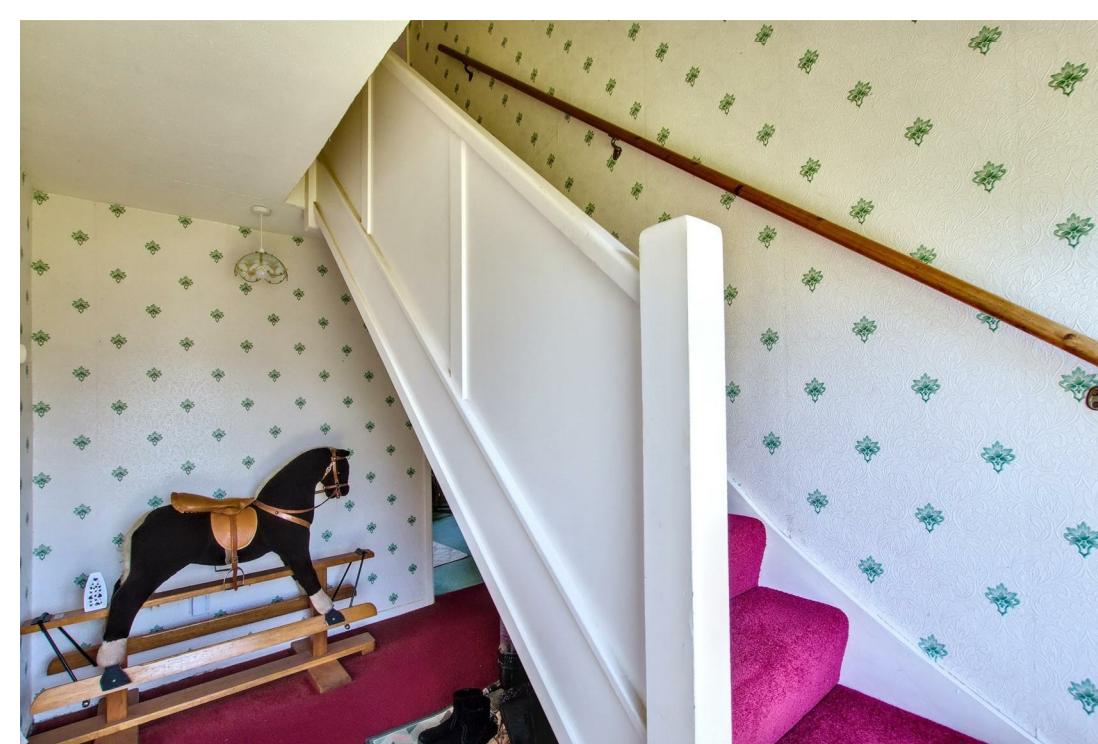
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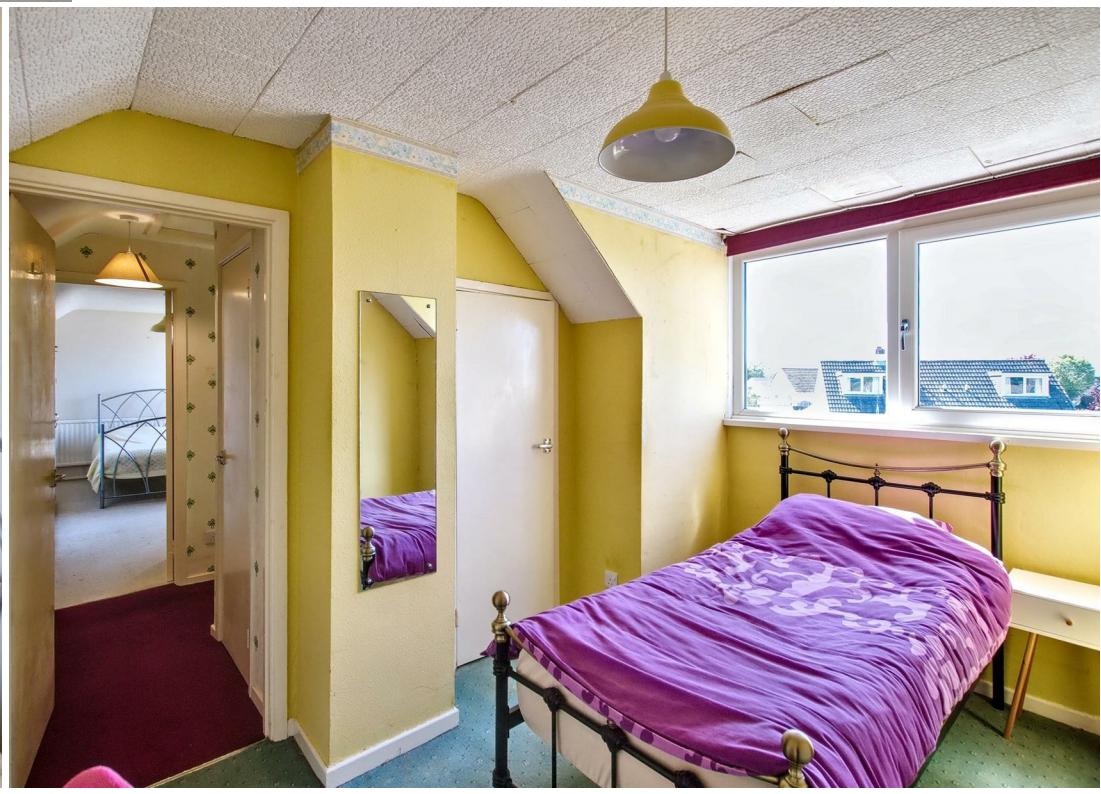




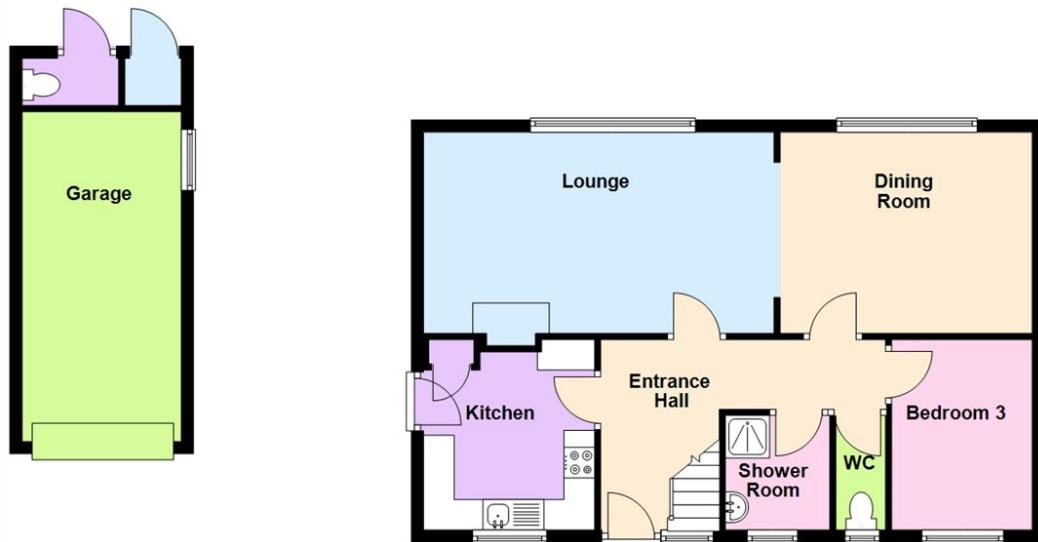


#### DIRECTIONS:

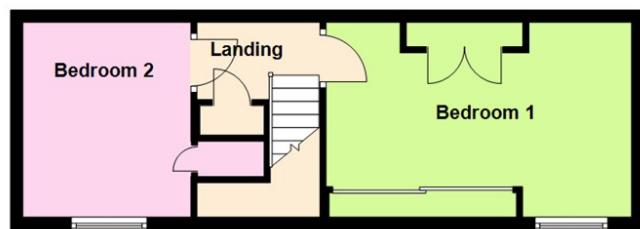
Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Tesco (on your right) you will see a left turning onto Ger-y-Meini, with signposts to Y Rhos, Heol Helyg, Herol Derw, Heol Bedw, Heol Onnen, Heol y Wern and Heol Gollen. Turn down this road and follow the road going along Heol Helyg and onto Heol Derw, No1 is located in front of you denoted by our for sale board,



### Ground Floor



### First Floor



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



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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