



25, Maes Rheithordy, Cardigan, SA43 2TZ

Offers in the region of £335,000



CARDIGAN
BAY
PROPERTIES

EST 2021



3



2



1



B



25, Maes Rheithordy, Cilgerran, SA43 2TZ

Offers in the region of £335,000

- Modern 3-bedroom detached house on a corner plot
- Off-road parking for up to three vehicles
- Patio doors from kitchen and lounge to rear garden
- Front and rear gardens
- 3.8 miles from the market town of Cardigan
- Positioned at the end of a cul-de-sac in Cilgerran village
- Stylish kitchen with breakfast bar and space for dining
- Master bedroom with en-suite shower room
- Within walking distance to the local village amenities
- EPC rating: B

About The Property

Sitting at the end of a cul-de-sac in the well-regarded village of Cilgerran, this modern three-bedroom detached house with offroad parking makes smart use of its corner plot position and has been tastefully decorated throughout, giving a fresh and well-finished feel to each room. All within walking distance to the local village amenities and attractions.

To the front, a neat garden and off-road parking for up to three vehicles provide plenty of space for practical day-to-day use. The rear garden is sloped in places, with patio doors from both the kitchen and lounge offering straightforward access to this outdoor area. It's a manageable space with room to sit out or enjoy and has the potential to make your own.

The entrance hall gives a good sense of the house's layout straight away, with stairs rising in the centre and doors leading off to the lounge, kitchen/dining area, and a downstairs W/C and access to storage. The hallway doesn't waste space and ties the ground floor together in a way that feels simple and well planned.

The kitchen has a modern, sleek finish with clean lines and all the key elements built in. There's an electric oven and hob, integral fridge freezer, space for both a washing machine and dishwasher, and a breakfast bar that works well for day-to-day meals or chatting over a coffee. A window above the sink looks out to the front, while the rear section of the room comfortably holds a dining table with patio doors opening out into the garden.

In the lounge, things are kept just as straightforward, with a built-in TV station with space for an electric fireplace and patio doors leading out to the rear. The layout works well for everyday living, keeping the downstairs bright and providing a clear connection between indoor and outdoor spaces when needed.



Continued:

Upstairs, the staircase opens into the middle of the landing, dividing the space in a way that adds a subtle sense of separation between rooms. The master bedroom has the added benefit of an en-suite shower room, keeping it self-contained and easy to maintain). There is a well presneted family bathroom with wash hand basin, W/C and bath with shower over which services the other two bedrooms, one of which is a double bedroom to the front and the other which is a single bedroom to the rear. There is also a built-in storage cupboard on the landing offering a bit of extra practicality, keeping things tucked away and tidy.

Overall, this property offers a clean, modern interior with practical features throughout, and the layout makes good use of the space both upstairs and down. Located in a cul-de-sac on the edge of the village, it benefits from a bit of extra breathing room while still being within reach of local amenities. this also benefits from an electric car charger.

Looking for a modern, low-maintenance home in a tucked-away village setting? This three-bedroom detached house at the end of a Cilgerran cul-de-sac offers off-road parking, a well-finished interior, and a layout designed for straightforward day-to-day living.

Entrance Hall
7'1" x 12'4" max

Cloak Room
2'4" x 4'3" max

Downstairs W/C
5'3" x 7'0"

Kitching/Dining
9'3" x 17'11"

Lounge
10'11" x 18'1"

Landing
10'9" x 12'6" max

Bedroom 1
11'4" x 10'11"

Bedroom 1 En-suite
5'0" x 6'11"

Bedroom 2
11'1" x 9'5"

Bedroom 3
6'6" x 9'5"

Bathroom
6'2" x 7'0" max

INFORMATION ABOUT THE AREA:

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a

college, major super markets and superstores, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: - D Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Timber Framed

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast

***add in speeds eg - up to 500 Mbps Download, up to 500 Mbps upload *** FTTP. - 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 no issues 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: 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. 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. A modern standard timber frame property located on a cul-de-sac. There are solar panels on the roof of this property. The owner has advised us that a neighbouring property behind the rear garden has had Japanese Knotweed, which they believe has been resolved.

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.

TR/CY/08/25/OK/CY









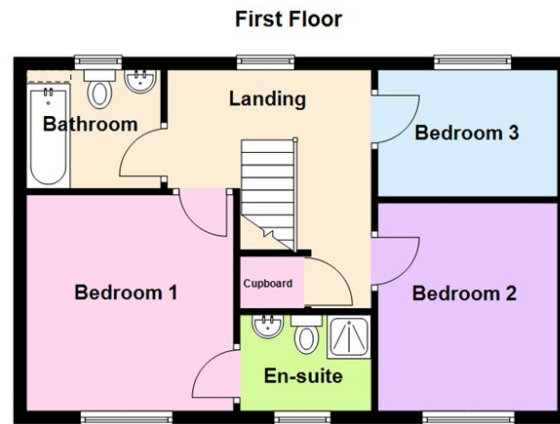
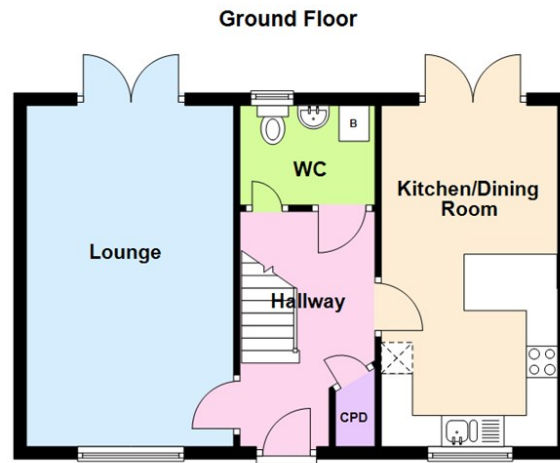




DIRECTIONS:

From Cardigan travel on the A487 towards Cilgerran. At the village of Penybryn turn left, opposite the pub and head into Cilgerran. As you enter the village turn right before the primary school into Maes Rheithordy, into the cul-de-sac take the right turn, and the property is located on the right hand side at the end of the cul-de-sac, donated by our for-sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



EST 2021