



1 Penuel Cottage, Pumporth Lane, Cardigan, SA43 2RU Offers in the region of £199,000











1 Penuel Cottage, Pumporth Lane, Cilgerran, SA43

- Three-bedroom cottage in Cilgerran village
- Multi-fuel burner for central heating and hot water Downstairs bathroom and pantry in the kitchen
- Enclosed front and rear gardens, mainly lawned
- · Small patio area to the rear for outdoor dining or relaxina
- Only 10 mins drive to Cardigan town

- Off-road parking for two small vehicles
- · Stunning views of the surrounding countryside from the rear bedroom
- · Convenient location near Cilgerran Castle and local
- Energy Rating: E

About The Property

Looking for a cosy home with character? This three-bedroom cottage in Cilgerran is just a short walk from the historic Castle and features off-road parking, a multi-fuel burner, and enclosed gardens, offering a comfortable space with a touch of countryside charm.

This charming three-bedroom cottage is located in the village of Cilgerran, just a short distance from the historic Castle. Dating back to the 1800s, the property has a lot of character and benefits from off-road parking for two small vehicles, as well as enclosed gardens at both the front and rear.

Upon entering, the hallway leads directly into the kitchen, with the stairs to the first floor in front of you and a door off to the living room, which has a multi-fuel burner, providing warmth and heat for the central heating and hot water systems. This room is a cosy space, perfect for relaxing after a long day. In the kitchen, (in need of modernising) you'll find fitted wall and base units along with a handy pantry, offering plenty of storage for kitchen essentials, space for a freestanding electric oven, space and plumbing for a washing machine, a sink with drainer and space for a freestanding fridge/freezer. An opening from the kitchen leads to the rear hallway with a door leading directly to the rear garden and a storage cupboard, perfect for keeping things out of sight. A further door leads to the ground floor bathroom which has recently been updated and includes a P-shaped bath with an electric shower over, a vanity wash hand unit and a toilet.

Upstairs, there are three bedrooms, each with its own character. One of the bedrooms is at the rear (double) of the property, offering lovely views over the garden and the surrounding countryside. The other two bedrooms are located at the front (one double and one single), with plenty of natural light coming through the windows. The double to the front also benefits from an airing cupboard with a hot water tank and immersion heater.

Offers in the region of £199,000



Externally:

Externally, the property offers offroad parking for one vehicle to the front. The front garden is enclosed with a lawn and mature hedging and shrubs providing a bit of privacy. The rear garden is also enclosed and has a more open feel, mainly laid to lawn with paving slabs and a path leading down to the end of the garden where there is currently a chicken run. There's a very useful, timberbuilt shed with power and lighting, handy for DIY enthusiasts or useful storage. Outside the

back door, there is a small patio area and another garden shed.

Whether looking for a first home or somewhere to downsize, this cottage offers a comfortable living space in a great location, with the charm of an older property and the practicality of modern living.

Entrance Hall 3'4" x 9'3"

Lounge 12'5" x 12'0" max Kitchen 9'9" x 15'4" max

Rear Hall 4'5" x 5'4"

Closet 4'6" x 2'5"

Bathroom 5'6" x 8'2"

Landing 6'8" x 13'3" max

Bedroom 1 10'6" x 9'10"

Bedroom 2 9'6" x 12'3"

Bedroom 3 10'0" x 7'9"

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

COUNCIL TAX BAND: C - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional

Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Multi Fuel burning stove servicing the hot water and central heating with an immersion heater for the

hot water for the summer

BROADBAND: Connected - TYPF -

Superfast (up to 80 Mbps Download and 20mbps upload) FTTC. - 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: 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/landtransaction-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 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 are approximations and are not to be relied upon. Any appliances and services to budget. Please let us know if you require any help with any of these.

VIEWINGS: By appointment only. Property is down a no through road. Heating is run off a multi fuel fire in the lounge with electric immersion heater for hot water as back up and in the summer.

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

listed in these details have not been tested.

HW/HW/11/24/OK



























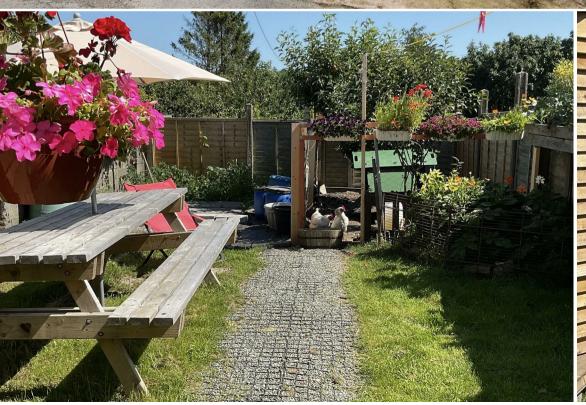






DIRECTIONS:

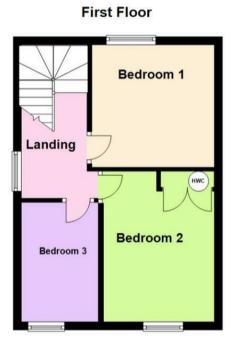
Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will see the village shop on your left. Turn left immediately next to the shop and then take the next left. Go past the row of garages and the property is the second property on the right.

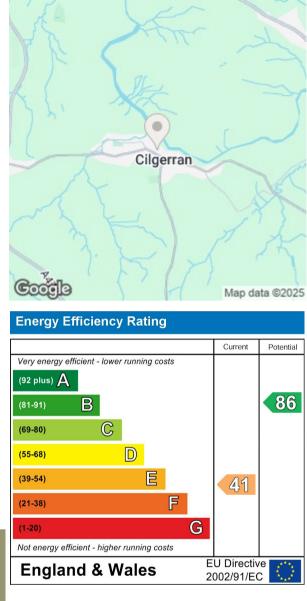




Bathroom Hall Kitchen Entrance Lounge

Ground Floor





Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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