



CARDIGAN
BAY
PROPERTIES

EST 2021

Caerwenyth, Cardigan, SA43 2EN

Offers in the region of £530,000





Caerwenyth, Aberporth

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- Restored 1930s former Sea Captain's house with original features
- Extra land to the rear with separate access and development potential (subject to permissions)
- Four bedrooms, including three doubles with original fireplaces
- Parquet flooring, stained glass windows, Terrazzo flooring, and period detail throughout
- Located in a thriving Cardigan Bay village with strong community and amenities
- Sea views from several upstairs bedrooms
- Detached garage and outside WC
- Two bathrooms plus two separate WCs
- Just 600 yards from Aberporth's sandy beaches
- Energy Rating: E

About The Property

Looking for a stylish coastal home with classic 1930s features and sea views? This beautifully restored former Sea Captain's house in Aberporth offers character, generous space, and the added bonus of extra land with building potential.

In the heart of the sought-after seaside village of Aberporth sits this thoughtfully restored former Sea Captain's house, dating back to the 1930s and brimming with original character. From parquet flooring and stained-glass windows to fireplaces and decorative details, the home has been carefully brought back to life, combining timeless style with practical everyday living. Just 600 yards from the two sandy beaches, the property holds a prominent position in the village, offering distant sea views from several of the upstairs bedrooms and the chance to enjoy everything Aberporth has to offer right on the doorstep.

The house is currently used as a successful holiday let, but its layout and character make it equally well suited to being a welcoming family home. One of its most unique features is the addition of an extra piece of land to the rear, fenced separately from the main house and offering a wide range of possibilities. With its own access through Brynglas Estate, this space could be used as an extended garden or provide scope for overflow accommodation—whether that be a cabin, shepherd's hut, or chalet or an annex for multi-generational living, or even a separate affordable dwelling, (all subject to the relevant planning permissions). The detached garage and outside WC also sit to the immediate side of this area, adding further versatility.

Access to the property is via steps leading up to a canopied front veranda, which frames the entrance and offers a glimpse of the sea. The small porch opens into a striking entrance hall, a true statement space with original Terrazzo flooring, a bespoke staircase, and generous proportions.

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Details Continued:

To one side lies the lounge, full of period charm with its working fireplace, parquet flooring, and bay window that draws in light. Opposite, the dining room mirrors this sense of character with a bow window, parquet flooring, and its own working fireplace, creating a space that can feel both formal and homely.

Under the staircase sits a WC and a cupboard housing the oil-fired boiler. The kitchen, a practical and welcoming room, offers fitted base units with worktops, a solid fuel Rayburn that lends itself to baking, a double sink, and a Belling five-ring electric range. Original built-in cupboards with glass-fronted doors add to the period detail, while parquet flooring continues the theme of quality craftsmanship. From here, a door leads to the utility room, with sink and space for a washing machine. The

adjoining pantry provides additional storage with built-in shelving, and a further door opens into the rear hall.

The ground floor bathroom sits just off this rear hall, fitted with a freestanding bath, double shower, WC, and vanity basin.

The staircase rises to a broad landing with exposed wooden floorboards and doors leading to the first-floor rooms. There are three double bedrooms and one single, with three of the doubles benefitting from original fireplaces and bow or bay windows. Each of the double bedrooms also enjoys sea views, highlighting the property's prime location above the village. The family bathroom continues the theme of period elegance, with a freestanding bath, separate shower, WC, and vanity basin, while a separate WC with wash hand basin lies just across the landing. An additional

storage cupboard houses the hot water tank.

Externally:

The property is approached via a front driveway with ample parking space, both on the drive and to the rear gravelled area. Steps lead up to the veranda and front lawn, where a mature fruit tree provides a focal point among established hedging. To the rear, the gravelled area links to the detached garage and outside WC, with a gate giving access to the additional land.

The additional land offers scope well beyond a traditional garden. With its own access point, it could lend itself to holiday use such as glamping pods, a shepherd's hut, or a small cabin (subject to consents), creating further income alongside the main house. Equally, it could be developed as a generous garden with space for orchards, vegetable beds, or outdoor entertaining, or even provide scope for multi-generational living with the addition of a separate annexe or an affordable dwelling (again subject to planning).

This house combines classic period character, sea views, generous space, and the valuable addition of extra land—making it a truly special property in one of West Wales's most popular seaside communities.

INFORMATION ABOUT THE AREA:

Aberporth is a thriving village on the Cardigan Bay coast of West Wales, known for its two sandy beaches and strong community feel. A wide range of amenities are within easy reach, including a village shop, post office, pharmacy, pub, cafes, takeaway, chip shop, primary school, and nursery. The coastal path is just a short walk away, linking into the famous Ceredigion Coastal Path with miles of spectacular walks and sea views.

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.

Entrance Hall
15'10" x 15'0" max

Lounge
14'9" x 12'9" plus bay

Dining Room
12'4" x 11'7" max, plus bay

WC
3'8" x 5'11"

Kitchen
15'0" x 11'7"

Utility Room
8'11" x 6'7" max

Pantry

Rear Hall
3'8" x 7'10"

Ground Floor Bathroom
9'7" x 9'9" max

Outside WC
2'11" x 5'8"

Landing
19'10" x 11'5" max

Bedroom 1
12'8" x 14'10" plus bay

Bedroom 2
10'2" x 6'10"

Bedroom 3
11'7" x 12'2" plus bay

Bedroom 4
15'4" x 11'6"

Family Bathroom
8'11" x 7'0"

WC
5'1" x 3'1"

Store Room

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, Timber Framed Windows

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast up to 50 Mbps Download, up to 20 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/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](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 the property or any part of it cannot be used as a club or for any other purpose that shall be a nuisance or annoyance to the owners or occupiers of any adjoining property.

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. PLEASE NOTE: The owners of this property have applied for planning on the plot of land to the rear for a 2 bed detached house, which was refused due to lack of provision for affordable housing and failure to complement the site and its surroundings, more information can be found under planning application reference number: A240927 on the Ceredigion County Council website.

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. Please read the above information carefully before arranging a viewing.

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/08/25/OK









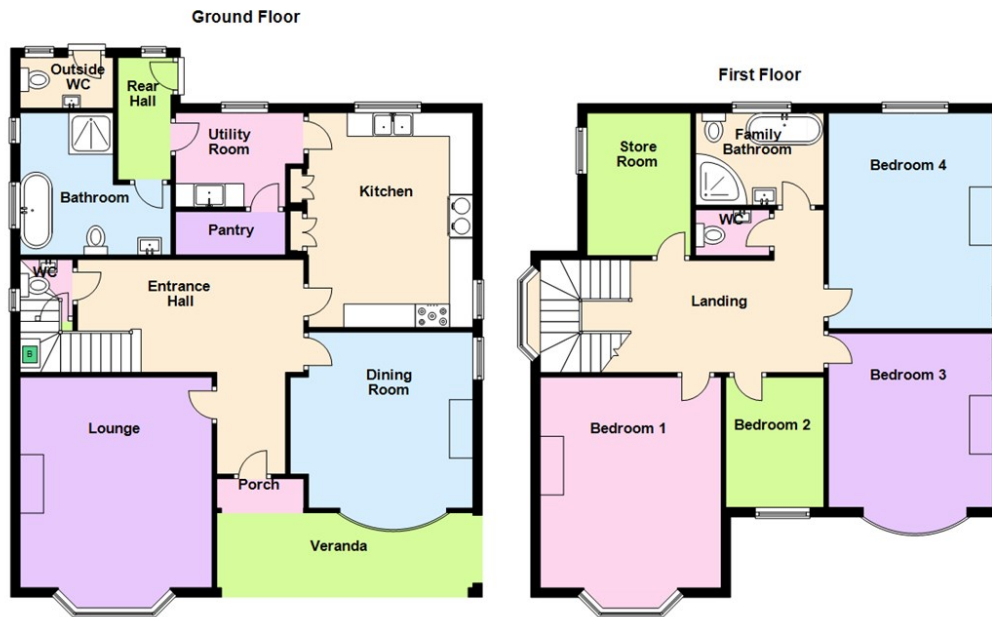




DIRECTIONS:

From Cardigan, head north along the A487 until you reach the Goggerddan cross roads. Turn left here heading along the B4333 to Aberporth. Upon entering Aberporth turn left along Dyffryn Terrace. Take your first right into Brynglas estate to access the rear of the property. Follow the road around to the right and carry on to the end of the street, turn left and you will see the property on your right with a tree in the middle of the parking space. Go through the rear gate into the property. What3Words - [///convinced.early.sadly](#)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Contact Helen on 01239 562 500 or helen@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.

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