



CARDIGAN
BAY
PROPERTIES

EST 2021

Appleby, 5 Heol Glasdir, Cardigan, SA43 1SE

Offers in the region of £340,000





Appleby, 5 Heol Glasdir, Penparc, SA43 1SE

- Deceptively spacious 4-bedroom detached bungalow
- Around 0.31 acre plot with generous rear garden
- Lounge/diner with access to conservatory
- Kitchen with space for table and adjoining utility room
- Located close to Cardigan Bay and the West Wales coastline
- Positioned at the end of a small cul-de-sac in Penparc
- Driveway parking for up to 4 vehicles
- Master bedroom with built-in wardrobes and en-suite
- Flexible layout with separate office and fourth bedroom
- Energy Rating: D

About The Property

Looking for a deceptively spacious home with a generous garden and bags of potential?

This detached bungalow in Penparc is set in a tucked-away cul-de-sac, offering flexible space inside and out, all just a short drive from Cardigan Bay and the West Wales coastline.

From the front, it's not obvious just how much space this detached bungalow in Penparc has to offer. Sitting on around 0.31 acres and at the end of a small cul-de-sac, it has a practical layout, off-road parking, and a good-sized rear garden that's got plenty of scope for anyone wanting to put their own stamp on it.

Inside, the central hallway links all the main parts of the house. There's useful storage here, including an airing cupboard, with each of the rooms branching off. The main bedroom overlooks the back garden and comes with built-in wardrobes and an en-suite that includes a double shower, WC and wash basin. The second bedroom is another double, positioned at the front. Bedroom three is more of a generous single or a small double, facing the rear garden. The family bathroom is well-sized with a bath, toilet, bidet and wash hand basin – with plenty of space to add a shower if needed.

The lounge/diner runs down one side of the house and is effectively two areas that could be used flexibly – perhaps one part for a dining table or home office, and the other as a living space. The living area has a central electric fireplace and opens up to the conservatory at the back. This hexagon-shaped room looks over the garden, and the double doors open out to a decked ramp down to the patio. It's a great spot to enjoy the view of the back garden while still being tucked inside. The conservatory also benefits from electric underfloor heating.

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Details Continued:

The kitchen is at the heart of the house and has space for a table at one end. There's a good mix of wall and base units, along with a Bosch gas hob, electric oven and extractor. There's plumbing for a dishwasher and room for an undercounter fridge/freezer. A door from here leads through to the utility room, which also has access to the patio, and includes a second sink, more storage units and space for both a washing machine and tumble dryer. The LPG gas combi boiler is located here too, serving both heating and hot water. There is also an attic hatch here with a pull-down ladder,

There's also a handy WC in the utility

area, plus a small inner hallway that leads to a home office (with a side window) and a fourth bedroom. This fourth bedroom has built-in storage and could work well as a guest room, snug or another workspace depending on needs.

Externally:

Outside, the tarmac drive at the front has space for up to four cars. Both sides of the property have gated access leading to the rear and side gardens. The front garden includes mature shrub borders, and the back is laid out in three sections. Closest to the house, outside the utility, there's a herringbone brick-paved area – ideal for a washing line or outdoor storage, and there's a handy shed already in

place. This paving continues to the area behind the lounge and conservatory where there's another patio space, again with mature planting around it.

Steps lead up from here to the back garden proper – a generous lawn bordered by hedging and fencing. It's a blank canvas and could be shaped into something special, whether that's raised beds, a veg plot, greenhouse, or just a space to enjoy sitting outside.

The property does need a bit of updating in places but has a solid layout and plenty of room to work with. Tucked away yet within easy reach of Cardigan town and the West Wales coast, it's well placed for those looking for a home with flexibility, outside space and potential.

- Hallway
19'10" x 8'2" max
- Bedroom 1
10'0" x 12'1"
- Bedroom 2 (Master)
12'2" x 9'11" plus corridor
- En-Suite
8'9" x 6'8"
- Bedroom 3
8'5" x 12'2"
- Family bathroom
8'2" x 11'3"
- Dining/sitting area
16'0" x 14'10" max
- Lounge area
24'8" x 13'10"
- Conservatory
11'9" x 11'7" max

- Kitchen/diner
16'7" x 12'2"
 - Utility room
7'8" x 11'2"
 - WC
7'3" x 2'10"
 - Hall
5'8" x 3'1"
 - Study
6'7" x 8'5"
 - Bedroom 4
10'9" x 9'1" plus built in wardrobes
- IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:
- COUNCIL TAX BAND: F – Ceredigion County Council
- TENURE: FREEHOLD
- PARKING: Off-Road Parking
- PROPERTY CONSTRUCTION: Traditional Build
- SEWERAGE: Mains Drainage
- ELECTRICITY SUPPLY: Mains
- WATER SUPPLY: Mains
- HEATING: Oil boiler servicing the hot water and central heating
- BROADBAND: Not Connected but available in area – TYPE – Superfast / Standard ***add in speeds eg – up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless – Mobile Internet. – 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 the previous owner was wheelchair dependant, so the whole property is accessible, apart from a small step from the utility room into bedroom 4 and office/box room. All door frames are wide. There is ramped access to the property via the conservatory. The main/family bathroom has an overhead shower.

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. The property is on a small cul-de-sac of a handful of houses. The underfloor heating is only in the conservatory and is electric.

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/04/25/OK











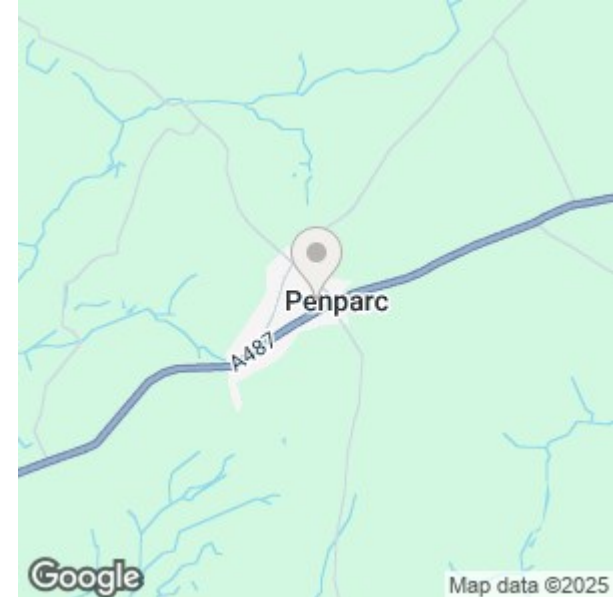


DIRECTIONS:

From Cardigan head northwards along the A487 for a couple of miles until you reach the village of Penparc. As you drive through the village you will see a left hand turning at the brow of the small hill into Glasdir. Turn left here and the property can be found in the bottom right hand corner. What3Words -
///reassured.hothouse.guilty



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	60	
(39-54) E		
(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.

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