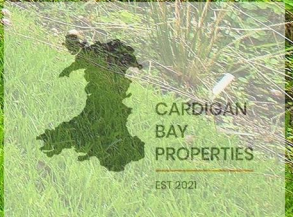




Perth Y Piod, Llanarth, SA47 0NT
Offers in the region of £350,000



Perth Y Piod, , SA47 0NT

- Beautifully modernised 2 bedroom cottage with character features
- Range electric cooker, pantry unit, and built-in dishwasher
- Lounge with multi-fuel stove, feature mantel, and built-in dresser
- Two double bedrooms with dual aspect windows
- Garden with patio, mature planting, valley views, a gated driveway with parking for four cars
- Vaulted kitchen/diner with porcelain tiled flooring and central island
- Utility and storage area with shelving and appliance space
- Flexible snug area with option for third bedroom or study
- Located within 2 miles of the popular Cae Bach and New Quay beaches.
- EPC rating : TBC

About The Property

Tucked away in a pleasant spot with lovely valley views, this two to three-bedroom cottage has been carefully modernised to create a comfortable and stylish home. Blending character with modern convenience, the property offers well-planned living spaces and plenty of flexibility for different lifestyles. Located within 2 miles of Cae Bach and New Quay beaches.

The heart of the home is the vaulted kitchen and dining area. This is a bright, sociable space with porcelain tiled flooring and a practical layout that combines charm with functionality. A range of wall and base units, including a useful pantry cupboard, provide ample storage, while the range-style electric cooker forms a natural focal point. There's space for a fridge/freezer and a built-in dishwasher to keep everything neat and tidy.

At the centre of the room, a large island adds both extra worktop space and a breakfast bar, ideal for everyday use or for relaxed gatherings with friends and family. There's still plenty of room for a dining table, making this a space that works well for both cooking and conversation. From here, sliding doors open to a walk-in storage and utility area, fitted with shelving, a base unit, and space for a tumble dryer – keeping household tasks tucked out of sight but within easy reach.

Leading through from the kitchen, the layout flows into the lounge area. A multi-fuel stove with a feature wooden mantel and tiled hearth creates a warm and welcoming centrepiece. Built-in dresser-style shelving and a cupboard provide character and useful storage, while an under-stairs cupboard adds practicality. The staircase to the first floor rises from this room, giving the area a natural sense of connection between the living spaces.

Offers in the region of £350,000



Continued:
Beyond the lounge, an open-plan snug area adds flexibility. Currently divided by a curtain, this space works well as a cosy sitting area but could be easily adapted into a third bedroom or a home office, depending on what's needed. A door from here opens to the front, offering a second access point and a bit of extra versatility in how the space is used.

Upstairs, the landing connects two double bedrooms and the family shower room. Both bedrooms enjoy dual aspect windows, bringing in good natural light and giving pleasant views over the surrounding area. The shower room is fitted with a double shower

enclosure, WC, and sink, finished in a simple, modern style that suits the rest of the cottage.

Externally:
The property sits behind a gated entrance, offering a sense of security. There's parking for up to four cars, a real advantage for anyone with visitors or multiple vehicles. A pathway leads from the parking area to the main garden, which is laid mainly to grass with mature planting and flower beds adding seasonal colour.

The outlook from the garden is one of the property's highlights. The views stretch out across the valley below, offering a lovely backdrop through all seasons. It's an ideal spot for spending

time outdoors, whether that's tending to plants or simply sitting back and enjoying the scenery.

To the rear of the cottage sits a paved patio area, accessible directly from the kitchen and dining space. This is a natural place for outdoor dining or a quiet morning coffee, with the far-reaching views adding to the sense of space.

At the far end of the garden lies a hidden area known as the "Woodland Walk". This secluded corner gives the garden a sense of depth and could be used in several ways – perhaps kept as a natural path, turned into a chicken run, or adapted for garden storage. It's a lovely feature that adds character and possibility to the outdoor space.

Also to the rear are a number of useful garden sheds, along with the oil tank for the central heating system, all positioned neatly out of the main view.

Overall, this cottage combines the charm of a traditional building with a practical and contemporary layout. The vaulted kitchen/diner, flexible living spaces, and generous garden with its beautiful views make it a property that feels both comfortable and adaptable. It's well presented throughout, offering a balance between modern comfort and countryside character that will appeal to those looking for a home with personality and purpose.

Kitchen/Diner
25'10" x 12'5"

Storage Room
8'3" x 3'8"

Lounge
14'9" x 11'10"

Lounge/Snug
14'1" x 13'1"

Landing
5'5" x 2'7"

Bedroom 1
14'7" x 12'1"

Bedroom 2
14'5" x 8'7"

Shower Room
7'10" x 6'2"

INFORMATION ABOUT THE AREA:

Located off a country lane near the rural village of Llanarth. A short drive from the ever popular coastal village of New Quay with its many cafes, restaurants, pubs and its stunning blue flag beaches. And the popular harbour town of Aberaeron, offering many shops, cafes, pubs, restaurants and so much more.

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: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage, the soakaway is located on the neighbour's property, there is no





formal easement in place, however, a verbal agreement with the current neighbours has been in place for the last 3 years, and with the previous neighbour for over 10 years.

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating, A multi-fuel log burner in the Lounge.

BROADBAND: Connected Superfast *** up to 145 Mbps Download, up to 30 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>)

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. This property benefits from private drainage.

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/TR/10/25/OK/TR









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DIRECTIONS:

From Cardigan, head north along the A487 for about 17 miles, just before you reach the village of Llanarth. Turn left and continue down that road for approximately 2 miles, and the property is located on the left, denoted by our for sale board. What3words:

///drew.postings.purest





Laundry Room / Storage Room
1.13 x 2.54 m



Floor 0



Floor 1

Approximate total area⁽¹⁾
99.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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