



CARDIGAN
BAY
PROPERTIES

EST 2021

Glanrhyd, Cardigan, SA43 2SN
Offers in the region of £270,000



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E



Glanrhyd, Cilgerran, SA43 2SN

- Village location within walking distance of shops and amenities
- Flexible ground floor layout with office (could be a bedroom)
- Walking distance to the Welsh Wildlife Centre, Castle and River walks
- Private rear garden with split-level design, patio, and potential
- Only 10 mins drive to Cardigan town
- Open fireplace in the living room with a slate hearth
- Practical kitchen with views over the garden and space for appliances
- Two bedrooms upstairs with exposed beams
- Detached garage and off-road parking
- EPC rating: E

About The Property

This charming, detached property is a deceptively spacious dormer bungalow, located in a sought-after village location of Cilgerran, Pembrokeshire, just a short walk from the local shops and amenities. With a functional layout and plenty of character, it offers a blend of comfortable living spaces and potential for further improvements.

At the front, the property is accessed via a neat entrance hall, which leads into a comfortable living room complete with an open fireplace and slate hearth. The living room is bright, thanks to good sized windows that let in natural light and offer a view of the front garden. From the hall, there's easy access to the other rooms on the ground floor. Bedroom 1/sitting room is a versatile space, whether for relaxing or for guests. The dining room provides flexibility in use, whether for family meals, opening up into a kitchen/diner, or as a home office, offering plenty of options to suit different needs. The kitchen overlooks the garden and offers a practical space for cooking. It's fitted with a mix of wall and base units, providing storage and workspace. The sink, with a drainer, is positioned under the window. There's space for an electric oven, fridge-freezer, and a washing machine and a half-sized dishwasher. A door leads from the kitchen into a side porch, which serves as an additional entrance to the property. This area could be useful for muddy boots or coats and offers extra storage space. The bathroom, also on the ground floor, includes a shower, WC, wash hand basin, and a built-in airing cupboard, ideal for storing linen – a practical space that meets everyday needs.

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Details Continued:

Upstairs, the two bedrooms are a real feature of the property. With exposed beams and Velux windows, these high, light rooms are full of character and offer an intimate feel. There is some restricted head room in places, and both bedrooms come with the added bonus of access to extensive, walk-in storage in the eaves. On the landing there is also a useful storeroom which could lend itself to different purposes including a WC.

Externally:

Outside, the property benefits from off-road parking and a detached

garage, offering additional storage or the potential for a workshop. The easily maintained front garden enjoys a south-facing aspect with lawn and established planting. To the rear, there's a private garden with a split-level design which looks out towards woodland beyond the river Teifi. The garden includes mature shrubs, a patio area, two storage sheds, raised beds and borders. This is a lovely area; it offers a great opportunity for those looking to put their stamp on the property and create a space for outdoor living. There is an external oil-fired boiler

which services the property's central heating and hot water system.

This property is a versatile house which offers an attractive and practical space for anyone requiring ground floor living, but having upstairs bedrooms also makes it an ideal property for family life.

Cartref hyfryd yng Nghilgerran
Mae'r ty hwn yn gartref braf a chyfleus mewn pentref dymunol iawn. Er yn fach yr olwg o'r tu fas, mae'n cynnig digon o le a goleuni, ac mae naws cynnes, cartrefol yma. Mae'n gysurus a glanwaith ond mae cyfle hefyd i wneud newidiadau petai angen. Cartref delfrydol i rywun sydd am fyw ar un llawr, ond gyda cyfleustra lloffttydd ychwanegol, neu i deulu bach. Perffaith i rai sy'n mwynhau tipyn bach o arddio.

Entrance Hall
20'6" x 7'4" (max - I shaped)

Living Room
11'11" x 18'9"

Bedroom 1/Sitting Room
9'10" x 12'0"

Dining Room
11'11" x 7'11"

Kitchen
12'0" x 7'6"

Porch
7'7" x 3'6"

Bathroom
7'10" x 6'9" (max)

Landing
7'4" x 12'0" (max)

Bedroom 2
12'4" x 13'1" (max)

Bedroom 3
13'1" x 12'0" (max)

Store Room
5'0" x 3'4" (max)

Garage
10'1" x 18'3" (max)

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 & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil
BROADBAND: Not currently connected but we are advised by the owners it is available at the property - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE -
<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)





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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 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/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. Please read the Important Essential Information on the property details. Part of the garden is split level with steps down into the lower area.

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/CY/12/24/OK









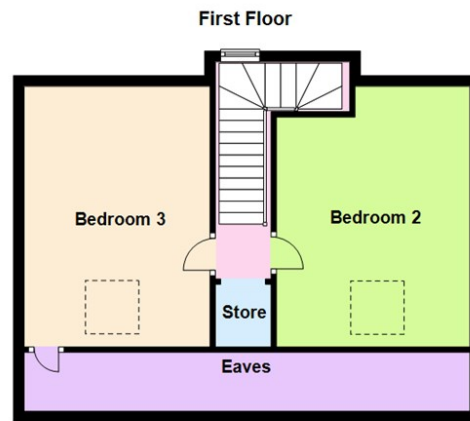
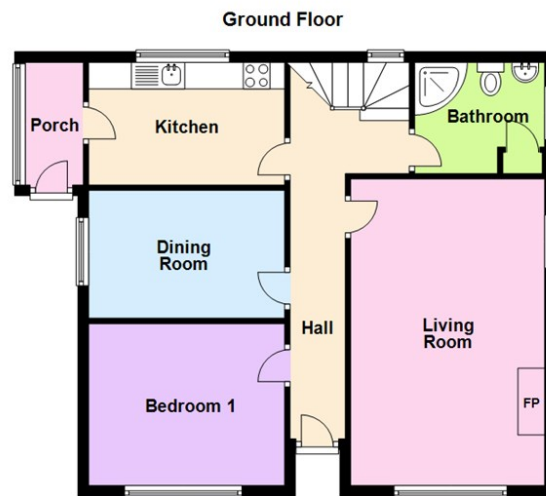




DIRECTIONS:

Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, the old garage and village hall all on your left hand side. After the village hall the property is located on the left hand side, denoted by one of our for sale boards. What3Words: [///lordship.rewarded.coats](https://www.what3words.com/#!/lordship.rewarded.coats)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	42	
(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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