



1 Penuel Cottage, Pumporth Lane, Cardigan, SA43 2RU

Offers in the region of £199,000



CARDIGAN
BAY
PROPERTIES

EST 2021





1 Penuel Cottage, Pumporth Lane, Cilgerran, SA43

Offers in the region of £199,000

- Three-bedroom cottage in Cilgerran village
- Multi-fuel burner for central heating and hot water
- Enclosed front and rear gardens, mainly lawned
- Small patio area to the rear for outdoor dining or relaxing
- Only 10 mins drive to Cardigan town
- Off-road parking for two small vehicles
- Downstairs bathroom and pantry in the kitchen
- Stunning views of the surrounding countryside from the rear bedroom
- Convenient location near Cilgerran Castle and local amenities
- 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.



Externally:

Externally, the property offers off-road 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, timber-built 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 - TYPE -
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/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. 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 are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/11/24/OK







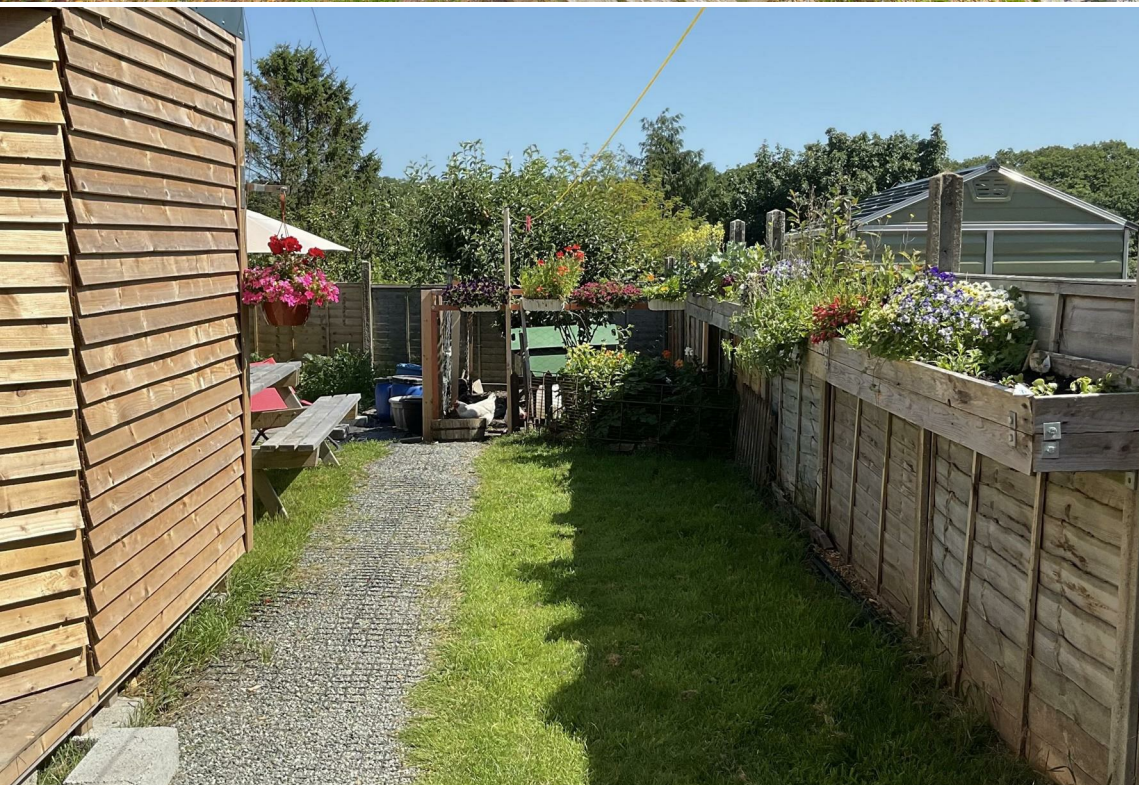






DIRECTIONS:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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