



CARDIGAN
BAY
PROPERTIES

EST 2021

Plot 4, Maesydderwen, Cardigan, SA43 1PE

Offers in the region of £490,000



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Plot 4, Maesydderwen, SA43 1PE

- Brand new 4 bedroom detached house
- Open-plan kitchen/dining/sun room with feature window
- Separate lounge with feature fireplace
- Four double bedrooms, one with en-suite
- Enclosed rear garden with patio and raised beds
- Located on the Maesydderwen development in Cardigan
- Modern fitted kitchen with integrated NEFF appliances
- Utility room with access to garden and garage
- Air source heating with underfloor heating to ground floor
- EPC Rating: TBC

About The Property

Looking for a brand new, high-spec family home within walking distance of Cardigan town, with generous space, modern finishes and a great layout for everyday living? This four-bedroom detached property at Maesydderwen offers a stylish open-plan kitchen and sun room, integral garage, and a well-designed garden, all within easy reach of the Cardigan Bay coastline in West Wales.

This is one of those new builds that feels properly thought through, both in layout and finish. Set within the popular Maesydderwen development on the edge of Cardigan town, the property combines clean, modern design with practical family space, and the benefit of being ready for its first owners on completion.

The approach is neat and smart, with a brick paved driveway providing parking for several vehicles alongside the integral garage. The front elevation has a balanced, contemporary look, with a mix of brick and rendered finish that gives it a bit more character than many standard new builds.

The front door opens into a bright and well-proportioned hallway, with stairs rising to the first floor and a useful WC tucked neatly beneath. The sense of space is clear straight away, helped by the light décor and clean lines that run throughout the house.

To one side sits the main lounge, a comfortable reception room with a feature fireplace, offering a more separate space away from the main hub of the home. It's a good size for everyday use, whether that's evenings in or a quieter room when the rest of the house is in full swing.

To the rear, the layout really comes into its own. The kitchen, dining and sun room are all combined into one open-plan space that works very well. The kitchen itself is fitted with a modern range of units in a soft grey tone, complemented by integrated appliances including a dishwasher, fridge freezer, NEFF oven and grill, and hob with extractor.

Offers in the region of £490,000



Details Continued:

The dining and seating area flows through towards the garden, where a feature triangular window and rooflight bring in plenty of natural light. Patio doors open directly onto the patio, making this a space that connects well with the outside, particularly in the warmer months.

Off the kitchen is a separate utility room, fitted with matching units and a sink, along with space and plumbing for white goods. This room also provides access out to the side and into the integral garage, which houses the manifolds for the underfloor heating system and offers additional storage or parking for a vehicle.

Upstairs, the landing is spacious and open, with a window allowing in plenty of light and an airing cupboard for storage. All four bedrooms are genuine doubles, which isn't always the case with new builds and makes a noticeable difference in how the space can be used.

The main bedroom benefits from its own en-suite shower room, finished in a clean, modern style. The remaining bedrooms are served by the family bathroom, which includes a bath, separate shower, vanity unit and WC, all finished in a neutral palette that will suit most tastes.

Externally:

Externally, the rear garden has been

designed to be easy to manage while still offering a good amount of usable space. A paved patio sits directly outside the sun room, ideal for outdoor dining, with a second smaller seating area outside the utility door. The main garden is laid to grass, bordered by raised beds that offer the chance to add planting and soften the space over time. The whole garden is enclosed with fencing, giving a good level of privacy.

Overall, this is a solid, well-designed new build that offers a good balance between modern style and practical living space, in a location that continues to attract strong interest. Early viewing is recommended once completed to fully appreciate what's on offer.

INFORMATION ABOUT THE AREA:

The location is another strong point. Maesydderwen is a sought-after development within Cardigan, placing shops, schools, and everyday amenities within walking distance. Cardigan itself remains one of the most popular towns in this part of West Wales, with a mix of independent shops, cafes and practical facilities. The coastline of Cardigan Bay is also within easy reach, with well-known spots such as Gwbert, Poppit Sands and Mwnt all just a short drive away.

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.

Hallway
3'5" x 17'1"

Lounge
13'6" x 20'11"

Kitchen/Diner
26'3" x 12'7"

Sunroom area
12'4" x 10'10"

Utility Room
6'5" x 12'7"

Integral Garage
10'6" x 18'8"

Landing
8'10" x 19'11"

Bedroom 1
12'8" x 14'9"

En-Suite
9'4" x 5'10"

Bedroom 2
12'8" x 12'7" max

Bedroom 3
10'5" x 13'3"

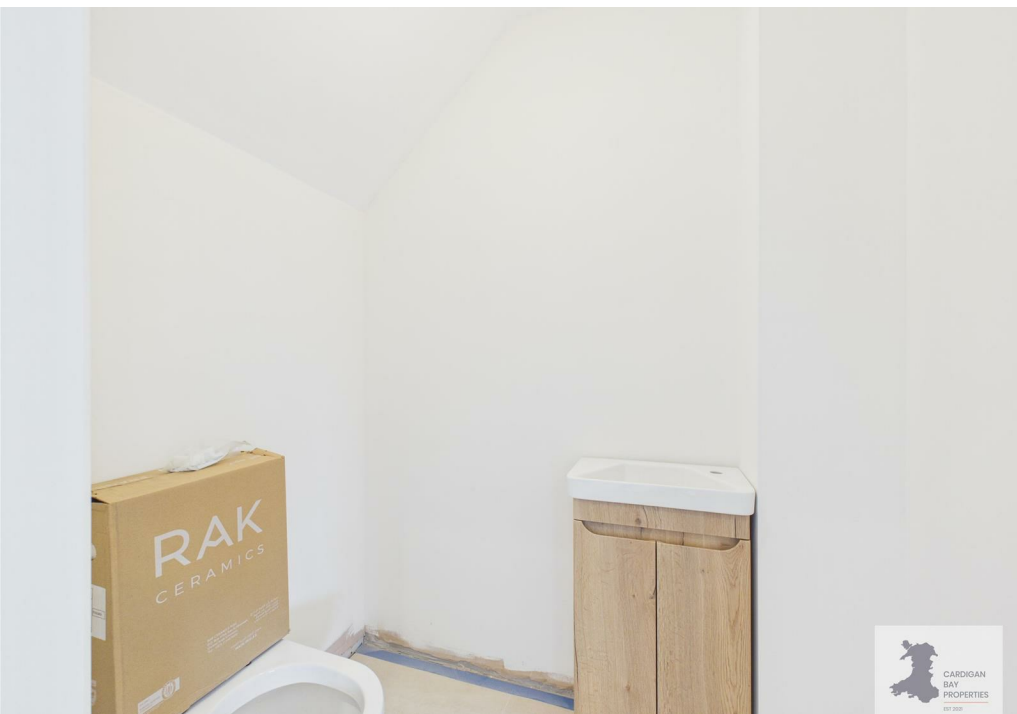
Bedroom 4
10'8" x 16'5" inc wardrobe

Bathroom
9'2" x 9'8"

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT
THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains & 3.5kw of PV panels on the roof
WATER SUPPLY: Mains





HEATING: Air Source Heating servicing the hot water and central heating

BROADBAND: Not Connected but full fibre is available in the 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 no issues that they are aware of.

RESTRICTIONS: The seller has advised that usual estate covenants apply, such as; not to run a business or trade from the property, nor to use or permit the Property to be used for any purpose other than that of a private residential estate. Not to obstruct the roads on the estate. Not to cause annoyance or nuisance to neighbours.

RIGHTS & EASEMENTS: The seller has advised that the developer has rights to maintain pipework etc and they will make good any work done.

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 three plots left on this development, there are two houses immediately next door from this house (down towards the main road) currently under construction, and one last plot on the entrance into the estate yet to begin construction.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that the property benefits from low

thresholds on the front door.

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.

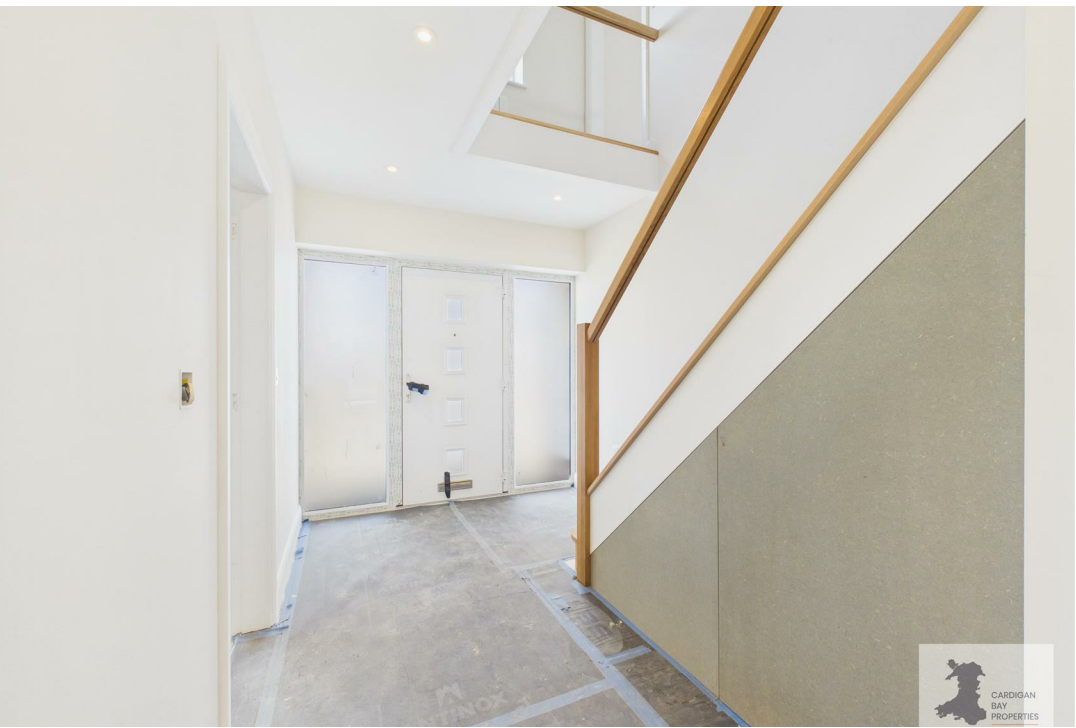
VIEWINGS: By appointment only. Please read the above information carefully. We are advised the property will be completed by the end of May 2026 with an NHBC certificate in place.

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.

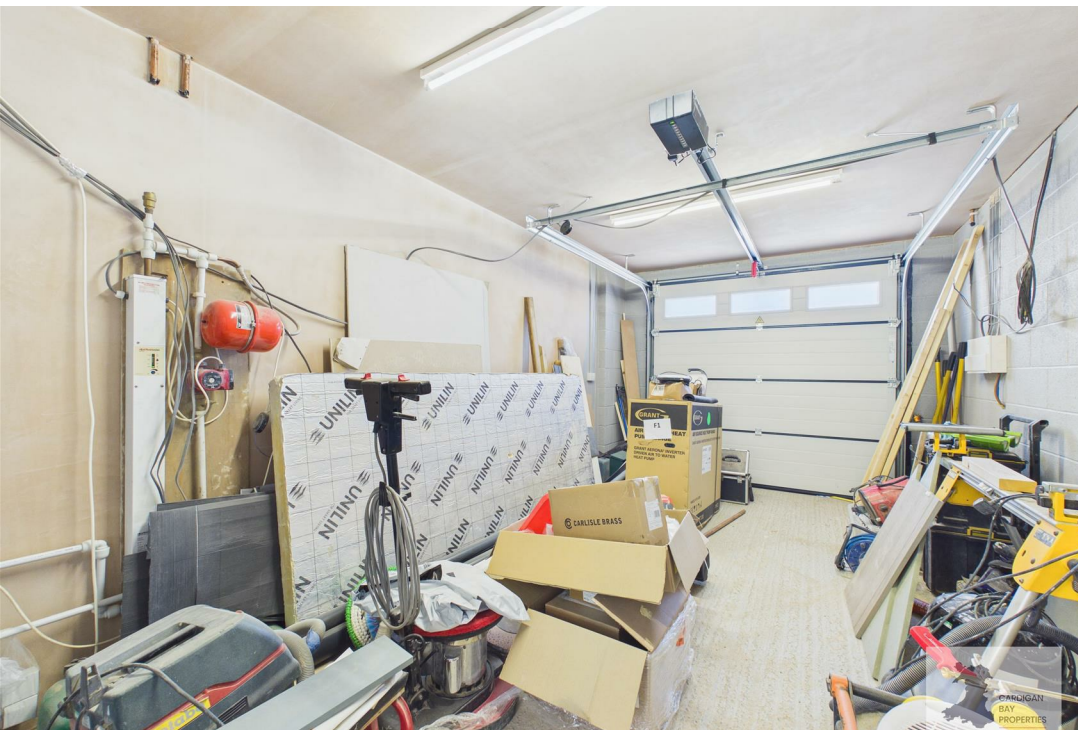
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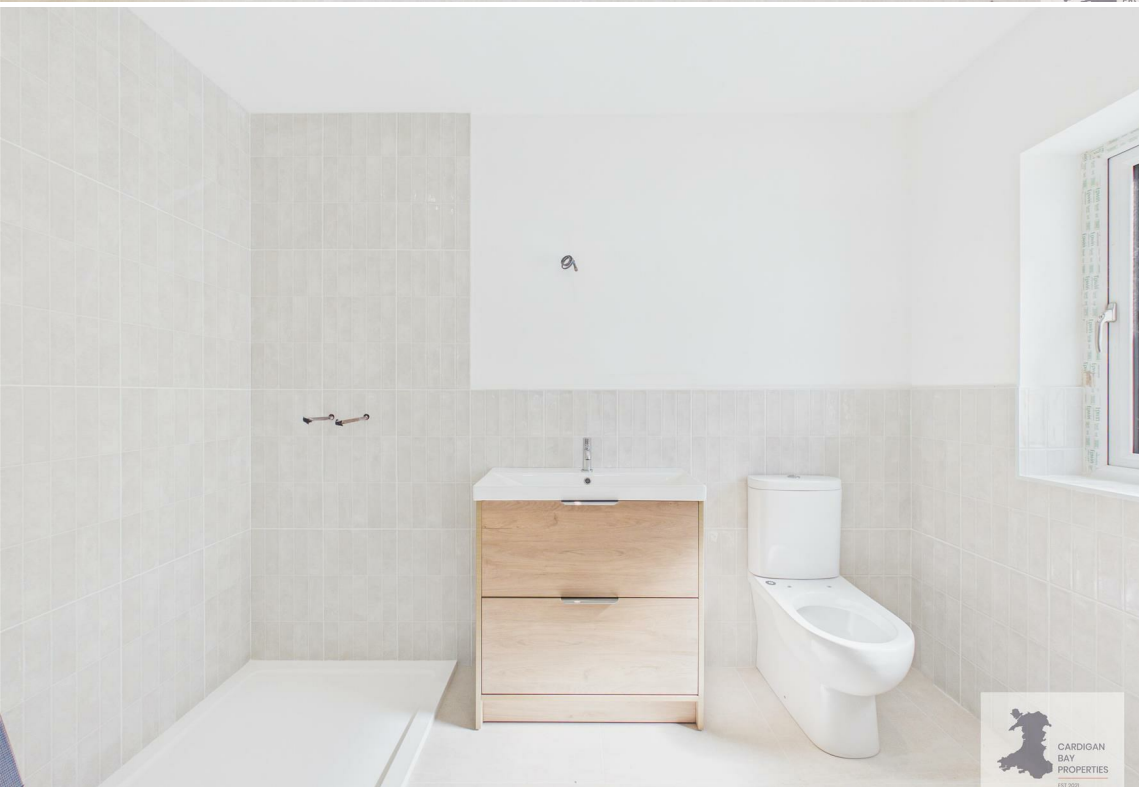






DIRECTIONS:

From Cardigan head up the highstreet and turn left down towards Theater Mwldan. Carry on past the Theatre and follow the road as if heading out to Gwbert. Go straight over the first roundabout (passing the Integrated Care Centre on your left) and take the next left into Maesydderwen estate. The property is the third on the right hand side as you enter the estate.





Floor 0



Floor 1

Approximate total area⁽¹⁾
196.1 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 Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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