



Bradgate, Parc Y Plas, Cardigan, SA43 2BJ

Offers in the region of £390,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# Bradgate, Parc Y Plas, Aberporth, SA43 2BJ

Offers in the region of £390,000

- 3 Bed detached bungalow
- Enclosed rear garden with sea views
- Small cul-de-sac location
- Off road parking & attached garage
- Less than 15 minute drive to Cardigan Town
- Walking distance to the beach
- Conservatory and garden room/home office
- Walking distance to village amenities
- Walking distance to a bus stop
- Energy Rating: E

## About The Property

A beautifully presented bungalow in the sea side village of Aberporth with partial sea views, walking distance to the two pretty beaches and the village amenities. With off road parking, attached garage, conservatory, enclosed rear garden and a very useful garden room/home office. The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub with restaurant, café, Indian takeaway & restaurant, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, west Wales.

Access into the property is through the front porch, with poly-carbonate roof, windows front and side and space to hang coats and store shoes and boots. A door leads into the spacious lounge, with beautiful wood flooring, a fireplace (currently closed off but we have been informed by the owners this could be opened up again if needed), an opening into the kitchen/diner and a door leading into the hall.

The stunning kitchen/diner is a harmonious and inviting space, with matching wall and base units, elegantly complemented by solid wood worktops with breakfast bar, integrated dishwasher and fridge, discreetly tucked away behind cabinet doors, a butler sink which stands as a timeless centrepiece, adding a touch of classic charm while offering practicality for everyday use. A beautiful SMEG 5-ring gas and electric range oven, an airing cupboard, providing convenient storage space, and houses the gas fired combi boiler. A door leads out to the side of the property and gives access to the rear garden and the attached garage. And finally, another door leads into the conservatory. The conservatory beckons with promises of relaxation and enjoyment, with a poly-carbonate roof, sea and garden views, sliding patio doors to the rear with steps down to the rear garden, and a door to the side to give access to the patio and garden room/home office.



Details Continued:

The hall has wood flooring and doors leading to three double bedrooms, two to the rear of the property and one to the front, and the family shower room, fitted with a spacious double shower and a vanity toilet and wash hand basin unit with ample storage cupboards.

The attached garage offers practicality and convenience, and has space and plumbing for a washing machine, units with work tops over, space for freezers, and could provide secure parking and additional storage space for all your beach needs. There is also an attic hatch in the side wall that access the ample storage above the property. (The owners have informed us that they are

happy to leave the white goods in the garage if needed).

The garden room is a timber built building with windows overlooking the garden and has power and lighting, this space is currently used as a home office and is a great addition to any home.

Externally:

To the front the property is accessed off a small cul-de-sac road onto its own block paved driveway through pillared entrance and walled boundaries. The drive leads to the front door and the attached garage, and offers parking space for 2/3 cars (or a small boat or two!). Paths lead to gated access on both sides to the rear

garden, with the path on the right passing steps to give access to the side door into the kitchen, and the rear door into the attached garage. The enclosed rear garden is mainly lawn, with patio area just off the conservatory. Paths and steps lead up to the sliding patio doors into the conservatory, and across the lawn to another patio area which is decked and offers a lovely seating area to the side of the garden room. There are raised beds down one side and at the bottom of the garden is a useful garden shed with decking outside, a green house and the gas tank. The sea can be seen from various points in the garden making this a lovely place to sit, relax and enjoy some outside dining and entertaining.

This is a beautiful, very well presented bungalow on the edge of a small cul-de-sac in a very pretty coastal village offering the best of sea side living.

Porch  
5'10" x 4'7"

Lounge  
18'9" x 15'7"

Kitchen/Diner  
19'5" x 12'5"

Conservatory  
18'10" x 9'3"

Hall  
8'9" x 7'0" max, I shaped

Bedroom 1  
13'4" x 9'6"

Bedroom 2  
11'10" x 9'6"

Bedroom 3  
8'9" x 11'10"

Shower Room  
8'9" x 5'9"

Attached Garage  
16'11" x 12'11"

Garden Room/Home Office  
10'7" x 6'8" approx

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

TAX BAND: F - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage

PROPERTY CONSTRUCTION: Traditional Build

BUILDING SAFETY - (Eg any unsafe cladding, asbestos etc) None / details... - None that the owners are aware of

RESTRICTIONS: (e.g. listed building, covenants, restrictions of use, use of land etc) None that the owners are aware of

RIGHTS & EASEMENTS: None that the owners are aware of

FLOOD RISK: Rivers/Sea - Low - Surface Water: Low

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: None that the owners are aware of





**ACCESSIBILITY/ADAPTATIONS:** Level 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.

**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.

**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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

**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.

**VIEWING INFORMATION:**

**VIEWINGS:** By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

**VIEWING INFORMATION:** Please ensure you read the Important Essential Information and the Services paragraphs which detail all the important facts you need to be aware of prior to viewing. The property is located in a small cul-de-sac. A few steps lead down from the conservatory to the rear garden.

**SERVICES:**

**WE ARE ADVISED BY THE CURRENT OWNER(S) THAT**

THIS PROPERTY BENEFITS FROM THE FOLLOWING SERVICES:

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (LPG)

BROADBAND: Connected - Superfast - 80 mbps download - 20 mbps upload - Mobile - coverage available - 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: No Signal / Poor Signal / 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/))

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

HW/HW/02/24/OK













#### **DIRECTIONS:**

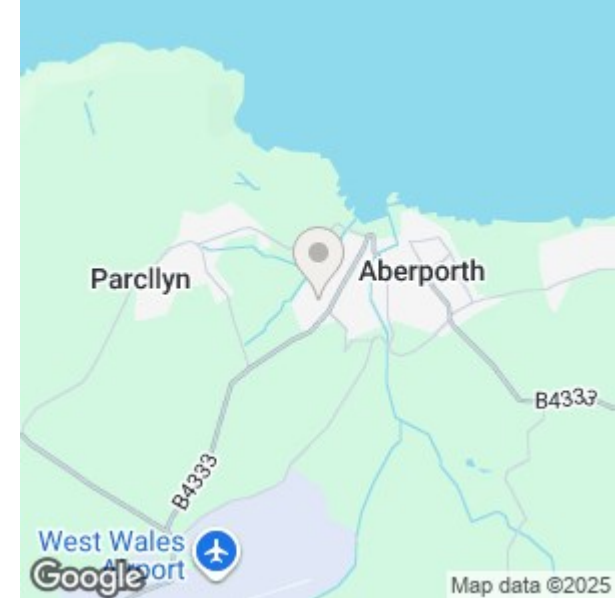
From Cardigan head northwards along the A487 until you reach the roundabout just after the village of Tremain. Turn left here onto the B4333, and take the first exit off the second roundabout by the airfield. Carry on for about a mile, past the Penrallt Hotel, and carry on into the village of Aberporth. As you enter the village you will see a church on the right hand side with a car park in front of it, and on the left hand side you will see the entrance into Parc Y Plas estate. Turn left here into the estate and the property is the fourth on the right hand side, denoted with our for sale board.



Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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