



8, Lon Yr Ysgol, Blaenporth, Cardigan, SA43 2BB

No onward chain £150,000





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- Semi-detached, ex local authority bungalow
- Historical planning to extend - in need of completion (S.T.P.P.)
- Private garden to rear, and garden to front
- Wooden outbuilding
- 6 miles to Cardigan town
- 1 bedroom plus reception room
- In need of finishing off in places
- Off road parking
- 2 miles from Aberporth beach
- EPC rating : D

About The Property

Located in Blaenporth, Cardigan, this semi-detached bungalow, in need of finishing off in places and completion of works to a rear extension (planning now lapsed therefore new planning permissions should be sought), offers a lot of potential to either finish extending or adapt to the owner's needs. Boasting 2 reception rooms, 1 bedroom, and 1 bathroom, this property is perfect for a single person or a couple looking for a project.

The entrance porch leads to a hallway that connects you to an open-plan kitchen/lounge with a cooker and fridge freezer. This space lends itself well for creating an ideal space for entertaining guests or simply relaxing after a long day. There is a family bathroom complete with a bath, shower, w/c, and sink.

The property features 1 double bedroom, with an additional versatile reception room that could be adapted into a second bedroom, it has a door to the rear garden and another to the bedroom. The main bedroom offers a lovely touch with patio doors opening out to the rear garden, perfect for enjoying a morning cup of tea.

Outside, the bungalow offers driveway parking for 1 vehicle plus one allocated off-road parking space, ensuring convenience for homeowners. The front of the property also features a well-maintained lawn area, and a range of flower and shrub borders, The rear garden boasts a lawn with a path around it, creating a private area for outdoor relaxation.

Additionally, there is a timber outbuilding in the rear garden. The current owner uses this as overflow accommodation. This versatile space includes a lounge area, kitchen facilities, and a cosy log burner for those chilly evenings. The outbuilding also features a shower, w/c, and a room with a bed, offering flexibility for various uses according to your needs including workshop, studio, etc.

Don't miss the opportunity to make this coastal bungalow your own.



Porch

6'2" x 3'7" (1.889 x 1.096)

Hallway

16'8" x 5'4" (5.098 x 1.631)

Family Bathroom

9'0" x 8'9" (2.753 x 2.684)

Lounge area

11'11" x 10'5" (3.640 x 3.198)

Kitchen area

15'6" x 9'1" (4.747 x 2.779)

Reception room

8'0" x 6'6" (2.449 x 1.985)

Bedroom 1

12'1" x 10'1" (3.706 x 3.078)



IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: B - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil

BROADBAND: Not Connected - 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>)

[. 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: 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. in regards to their extension, they were granted permission 2010 planning number A100740 / A050800 but the build has not been completed 2 walls have been erected. The planning portal states that this permission expired in 2015.

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. This is an ex local authority bungalow, the owner was in the process of extending the bungalow and had built some walls but will not be completing the extension, they were granted permission in 2010 planning number A100740 / A050800 but the build has not been completed. The planning portal states that this permission expired in 2015.

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/09/24/OKTR





Directions

From Cardigan travel north on the A487 for approx 6 miles into the village of Blaenporth, in the village along the long straight road, turn left onto Lon Yr Ysgol road, continue down the road for approx 600 yards and it is the last in the row of ex-local authority bungalows on your left, denoted by our for sale sign.

INFORMATION ABOUT THE AREA:

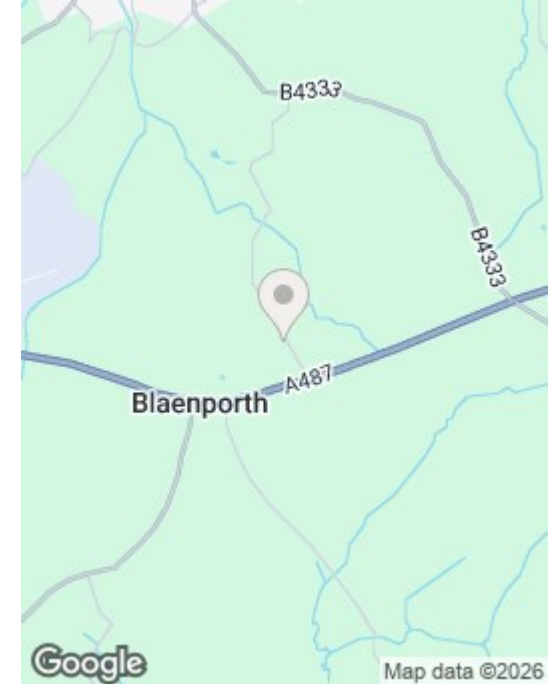
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	62	
(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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