



Llys Gwyn, Gwbert Road, Cardigan, SA43 1AF

Offers in the region of £575,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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C



# Llys Gwyn, Gwbert Road, SA43 1AF

Offers in the region of £575,000

- Detached home in one of Cardigan's most established streets
- Extensive rear extension with lantern roof and sliding patio doors
- Three/Four bedrooms plus dressing rooms
- Gated driveway with parking for several vehicles
- Only a short walk to town and all main amenities
- Just minutes from the coastlines of Cardigan Bay
- Superb kitchen with breakfast bar, integrated appliances and drinks fridges
- Two bathrooms, including downstairs shower room
- Low-maintenance garden with decking and patio seating areas
- Energy Rating: C

## About The Property

Looking for a beautifully updated home with NO onward chain and within walking distance of Cardigan and close to the Ceredigion coastline? This spacious, high-spec property on Gwbert Road combines excellent design with flexible living and private garden space, all in a sought-after part of West Wales.

Set back off the Gwbert Road, this detached property is a real one-off—set in one of the most established and well-regarded parts of Cardigan, and only a short drive from the coastlines of Cardigan Bay. Behind electric gates and with space for several vehicles, it offers an excellent balance of smart kerb appeal and generously proportioned internal space.

Originally built decades ago but significantly extended and upgraded in 2003, the house has been thoughtfully maintained and improved by the current owners over the years. It now includes a striking kitchen-dining area with an Orangery roof lantern, top-of-the-line fittings, and seamless connection to the rear garden through sliding patio doors. Inside and out, the layout works well for both day-to-day living and welcoming guests, with adaptable spaces and a strong sense of quality throughout.

The front entrance leads into a wide central hallway, where oak flooring runs through to the hall into the main lounge. This reception room is substantial, yet still feels calm and comfortable, with a bay window and a gas coal-effect fire as a focal point. There's space here to relax or entertain, but the real heart of the home is to the rear—where the impressive kitchen-dining room stretches across the back of the house.



### Details Continued:

This space has clearly been designed to work hard for modern living. The kitchen includes an extensive range of wall and base units, including a built-in pantry & twin drinks fridges, with a granite work top over and inset sink with drainer, an American fridge-freezer with a drinks dispenser, an integrated dishwasher and a 6 ring gas oven range with extractor over. Unit lighting, considered materials, and a stylish breakfast bar bring it all together. Adjoining this is a dining area defined by natural light from the overhead Orangery roof lantern with self-cleaning glass and electric windows. A wood-burning stove set at eye level in one corner adds character, while wide sliding patio doors provide a broad opening to the garden beyond.

Off the central hall is a practical utility room, with plumbing for a washing machine and

access out to the side. A good-sized storeroom sits adjacent (formerly the garage), housing the Worcester mains gas boiler. There's also a downstairs shower room—fully tiled and finished to a good standard—along with a built-in airing cupboard.

There are also two bedrooms on the ground floor, offering flexibility to suit a variety of lifestyles. One is currently used as a study and was formerly a bedroom, with good proportions and plenty of natural light. The other is a ground floor bedroom, complete with fitted wardrobes and patio doors out to the garden.

Upstairs, the sense of space continues. The main bedroom is generously sized and includes double doors through to a dedicated walk-in dressing area, ideal for storage and clothing. Across the landing,

the main bathroom includes a bath with shower fittings, heated towel rail and contemporary finishes. A third bedroom on this level offers not only a bright sleeping area but also its own walk-in dressing space, fitted with high quality wardrobes and clever use of storage.

Externally:

Externally, the property is well thought out and low maintenance. The front features a raised decking area and gravelled garden, with gated side paths on both sides of the house giving access to the rear garden, there is also practical parking space with room for several vehicles behind the gated entrance. The rear garden is a combination of patio and decking which offers a beautiful seating area, tucked away from the main road and offering the perfect space for entertaining or relaxing. There's also space for a hot tub and a handy store shed with a sink to the side (which would make ideal changing room or sauna room if budgets allow.)

Altogether, this is a house that offers something quite special. A proper, grown-up home with practical features, well-considered space, and a location that continues to hold its value. The care and investment that's gone into the property over the years is evident throughout, and the result is a house that's ready for new owners to simply settle in and enjoy.

**INFORMATION ABOUT THE AREA:**

From a location point of view, it's hard to overstate the appeal. The centre of Cardigan is only a short walk away, meaning shops, cafés, schools and other essentials are all within easy reach. For those drawn to the outdoors, the coastline of Cardigan Bay is only a five-minute drive—offering everything from walking trails and beaches to wildlife and open sea views. This part of West Wales has long been in demand for good reason: it combines convenience and coast in a way that's increasingly hard to find.

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.

Porch  
3'4" x 5'2"  
Entrance Hall  
8'10" x 13'11" max - I shaped  
Lounge  
19'11" x 11'10" plus bay  
Kitchen Area  
11'10" x 19'6" max  
Dining Area  
10'8" x 19'6"  
Shower Room  
8'5" x 5'4"  
Bedroom 1  
11'10" x 12'4" max  
Bedroom 4 / Study  
13'6" x 9'10" max - I shaped  
Utility Room  
8'3" x 8'10"

Store Room / Garage  
9'4" x 8'10"  
Landing  
15'10" x 3'6"  
Bedroom 2  
12'11" x 14'6" max, plus dormer

Dressing Room  
6'6" x 13'1"  
Storage  
4'6" x 7'5"  
Bedroom 3  
8'1" x 16'9" max, plus dormers  
Dressing Room  
11'4" x 6'6" max - plus wardrobes  
Bathroom  
10'3" x 7'4" max

**IMPORTANT ESSENTIAL INFORMATION:**  
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS





#### PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating

BROADBAND: Connected - up to 52 Mbps Download, up to 8 Mbps upload - 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 us that the land registry deeds state that "No building shall be erected for or used as a Tavern, Warehouse or Factory nor shall any noisome trade or manufacture be carried on nor any operative machinery be fixed or placed on the said piece or parcel of land except such as may be necessary during the construction of the building to be erected thereon"

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 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.

VIEWINGS: By appointment only. Please ensure you read the important essential information section of our details. The garage is not large enough to park a car in, it is used more for storage.

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/06/25/OK











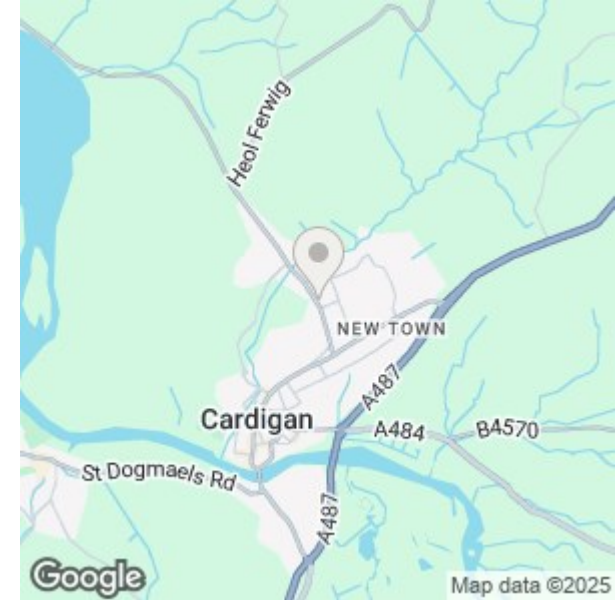


**DIRECTIONS:**

From Cardigan high street, head northwards up North Road and turn left onto Gwbert Road (B4548). Go past the playing fields on your right and you will see this property on the right-hand side, shortly after the playing fields and denoted by our for-sale board.

[///placidly.passages.dockers](http://placidly.passages.dockers)





### 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>	<b>72</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</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 Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@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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