



CARDIGAN
BAY
PROPERTIES

EST 2021

Brambles, Church Street, Cardigan, SA43 2SU

Offers in the region of £340,000





Brambles, Church Street, Cilgerran, SA43 2SU

Offers in the region of £340,000

- Detached three-bedroom house in a sought-after village
- Private rear garden with woodland backdrop
- Wood-burning stove in main living area
- Walking distance to Cardigan via Wildlife Park
- Family bathroom with walk-in shower and separate bath
- Off-road parking and detached garage with electric door
- Conservatory accessed from lounge
- Well-planned kitchen with dining space and integrated appliances
- Walking distance to local village shop, castle and river walk
- EPC rating: TBC

About The Property

This is a nicely presented three-bedroom detached house in a well-regarded village location, offering a great mix of comfort and practical features. Set back from the lane behind a carefully maintained front garden, the house comes with off-road parking and a detached garage with an electric door.

Inside, there is an entrance hallway with a downstairs W/C, stairs rising to the next floor and door leading to the main living space to one side and the kitchen to the other.

The lounge is an open space, centred around a wood-burning stove that gives a nice feel in the colder months. There are patio doors leading directly into the conservatory, which looks out to the rear garden and the woodland beyond. The conservatory offers a place to sit without being directly in the elements, and the view out the back gives a feeling of space and privacy.

The kitchen is well arranged, with enough room for a dining table and plenty of cupboard space. Built-in appliances include an electric oven, fridge-freezer, dishwasher, and electric hob. The sink is positioned with windows looking out to the rear and side, which brings in natural light while working at the counter. Off the kitchen is a useful utility room with storage cupboard and space for both a washing machine and dryer, with a door out to the garden. There's also a wall-mounted gas boiler neatly out of the way.

Upstairs, there are three bedrooms. The main bedroom benefits from smartly designed built-in storage, making the most of the space. The other two rooms would work well as either bedrooms or a home office or study, depending on need. The family bathroom is a good size, with a walk-in shower, separate bath, WC and sink — all laid out with function in mind.



Externally:
To the front, the garden has been carefully planted, adding a splash of colour without being high-maintenance. There's gated access from both the lane and the off-road parking area, which is situated by the detached garage with an electric roll-top door and carport.

The rear garden is mostly paved, and wraps around the side of the house with a raised decked area that works well for outdoor seating and where potted plants add an assortment of colour and interest. There is also space for a garden shed. Beyond the back fence, woodland gives the rear of the house a more private outlook.

This is the sort of house that's been looked after and is ready to be lived in from day one. The location adds real appeal — being part of a village that continues to be in steady demand, with the kind of setting that suits a range of buyers.

Entrance Hall
7'0" x 5'1"

Downstairs W/C
4'10" x 3'9"

Lounge
10'0" x 18'2"

Kitchen/Dining
18'2" x 10'6"

Utility Room
7'1" x 7'5" (max)

Landing
12'7" x 6'2" (max)

Bedroom 1
10'8" x 18'2" (max)

Bedroom 2
8'11" x 10'11" (max)

Bedroom 3
8'11" x 10'11" (max)

Bathroom
5'6" x 11'8" (max)

Conservatory
9'10" x 9'11" (max)

Garage
8'11" x 18'1"

INFORMATION ABOUT THE AREA:

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: - E Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

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

BROADBAND: Connected - owner unsure *** possible standard - up to 2 Mbps Download, up to 0.4 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 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. 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. There are some steps up to the front door from the road, but level access from the parking side.

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/CY/07/25/OK/TR













DIRECTIONS:

From Cardigan, travel out on the A478 (Tenby Road) until you reach the next village of Penybryn. Turn left here for Cilgerran. Travel into the village, past the primary school, and as you get to the centre of the village, turn left towards the Castle and continue, follow the road around the bend and the property is located on the right-hand side.





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	43	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Claire on 01239 562 500 or claire@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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