



CARDIGAN  
BAY  
PROPERTIES

EST 2021

**Y Wenallt, Napier Gardens, Cardigan, SA43 1EG**

**Offers in the region of £480,000**



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E



# Y Wenallt, Napier Gardens, SA43 1EG

- Architect-designed 1960s bungalow
- Three double bedrooms
- Retro kitchen with original red units
- Mature garden with lawn and feature trees
- Private driveway access
- Set within over 2 acres in central Cardigan
- Open-plan living with wood-panelled interiors
- Carport with parking for 6+ vehicles
- Patio area with open outlook over the paddock
- EPC Rating : E

## About The Property

This individually designed 1960s bungalow set in just over 2 acres right in the heart of Cardigan offers a rare combination of style, setting and scope. Tucked away behind its own private driveway in the centre of Cardigan, this 1960s architect-designed bungalow sits within grounds measuring just over two acres. Designed with a distinctive retro style that carries through both the layout and the finishes, the property offers something that's rarely found – space, character and seclusion, right in town.

Approached through a private entrance off the main road, the drive opens out to a generous parking area with a carport that comfortably takes over six vehicles. The layout of the home is thoughtfully considered, with the main entrance leading into a wide hallway. Off to one side is the kitchen diner and to the other, the main lounge.

The lounge is open plan and features a wall of windows along one side with sliding patio doors, bringing in plenty of natural light and offering garden views. The original design touches have been retained here, including wood-panelled walls and ceilings, and a painted brick wall with a fireplace that provides a focal point. The open layout flows around the back of the fireplace into the dining space, keeping the whole living area connected while still giving each part of the room a defined function.

The kitchen is fitted with a bold red retro suite of base and wall units, a feature that nods back to the property's design roots. There's a one and a half sink with a drainer beneath a part-glazed door that leads out to the rear garden. Appliances include an eye-level electric oven, built-in dishwasher, and space and plumbing for a washing machine. Original wood panelling continues in this room, creating a sense of cohesion throughout the living spaces.

Offers in the region of £480,000



Continued  
Back off the main hallway, the inner hall gives access to three double bedrooms, each well-sized and comfortably arranged. There's no shortage of built-in storage here either, with cupboards already in place along the corridor.

A separate WC includes a toilet, sink and roof light, while the adjacent shower room is set up as a wet room with an additional sink. The layout keeps all the bedrooms and washing facilities together, giving the home a practical and functional flow.

Outside, the property sits within gardens that run around all sides of the

house. To the front, a paved patio area looks over the paddock – ideal for sitting out or entertaining. The section of garden behind and to the side is lawn, while the paddock to the front is dotted with a few feature trees that add structure without crowding the space. There's a real sense of openness here, with uninterrupted lines between the house, garden and field beyond.

Despite its scale and setting, the home sits quietly within central Cardigan, meaning access to shops, schools and transport links are all within walking distance. The land included with the property adds to the appeal – a rarity for a plot of this size in the town centre.

This is a property that has kept its original character while leaving scope for personal touches. The architectural features are already there – from the strong linear layout to the wood finishes and bold kitchen – and the setting offers privacy without feeling remote. Whether kept as it is or updated over time, the home gives a solid foundation for anyone drawn to this period of design or looking for more space in town.

Hallway

12'11" x 6'4"

Lounge

26'5" x 13'3"

Kitchen/Dining area

20'0" x 10'3"

Inner Hallway

9'9" x 7'1" I shape

W/C

6'7" x 3'8"

Shower/Wet Room

5'11" x 5'6"

Bedroom 1

14'5" x 9'9"

Bedroom 2

15'4" x 9'8"

Bedroom 3

12'3" x 9'8"

Car Port

19'3" x 16'7"

**INFORMATION ABOUT THE AREA:**

Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary

schools, shops, supermarkets and more, and within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning 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 – Ceredigion County Council

**TENURE:** FREEHOLD

**PARKING:** Off-Road Parking & Car Port Parking

**PROPERTY CONSTRUCTION:** Traditional Build

**SEWERAGE:** Mains Drainage

**ELECTRICITY SUPPLY:** Mains

**WATER SUPPLY:** Mains

**HEATING:** Oil boiler servicing the hot water and central heating

**BROADBAND:** Not Connected – 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 an easement was granted to Western Power





Distribution in 2015 for cabling laid through the property, a copy of which will be held by the Land Registry against the title.

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 this property has a wet room.

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 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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

TR/RE/05/25/OK/TR











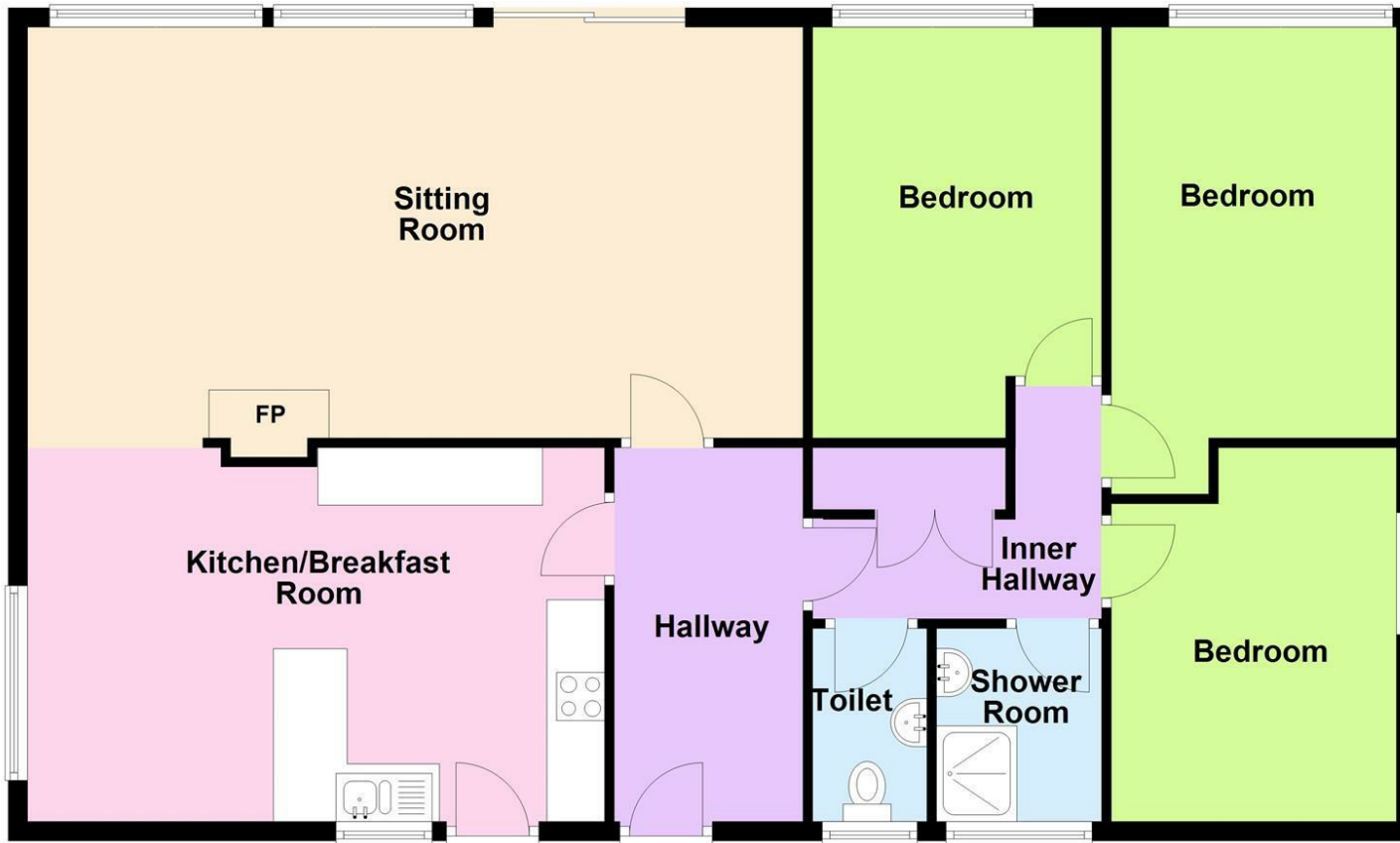


**DIRECTIONS:**

Head up Cardigan High Street onto Napier Street, then left onto Napier Gardens, continue up the road, and the driveway is located on the right denoted by our for sale board. What3words to the driveway : [///learns.attending.body](#), and [///moving.cover.trickled](#) to the bungalow



## Ground Floor



### 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>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</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 Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@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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