



CARDIGAN
BAY
PROPERTIES

EST 2021

Maple Hollow, Cardigan, SA43 1PZ

£420,000





Maple Hollow, Ferwig, SA43 1PZ

£420,000

- Three double bedrooms, including a main with en-suite
- Bright and airy sunroom/dinning room with garden views
- Cosy living room with a fireplace and space for a wood-burning stove
- Separate reception room enjoying countryside outlooks
- Well-equipped kitchen with plenty of storage and workspace
- Detached garage with power and lighting
- Set within 0.5 acres of gardens
- Vegetable growing area and patio seating space
- Ample off-road parking with a private driveway
- EPC rating ; D

About The Property

Looking for a spacious bungalow surrounded by 0.5 acres of stunning gardens? This beautifully presented 3-bedroom property in Ferwig offers excellent living space, a detached garage, and an enchanting outdoor setting just minutes from Cardigan and the coast.

Situated in the coastal village of Ferwig, this detached bungalow offers an ideal combination of spacious interiors and beautifully developed outdoor spaces. Set on a generous plot, the property is just three miles from Cardigan and close to the stunning beaches of Gwbert and Mwnt, making it a superb choice for those who appreciate countryside living with the coast on their doorstep.

The home opens into a welcoming hallway, with ample built-in storage and loft access. The living areas are thoughtfully designed, starting with the comfortable living room featuring a fireplace with space for a wood-burning stove. The room's front-facing window frames lovely views of the surrounding countryside, offering a sense of connection to the outdoors.

One of the standout features of the property is the generously sized sunroom/dining room which is adjacent to the living room. It has a vaulted ceiling and exposed beams, and this is an ideal space for hosting family meals or gatherings, with 2 double doors leading to the patio areas and gardens beyond, this room creates a relaxing area to enjoy the ever-changing seasons. Also from the entrance hallway is an additional adaptable reception room that could be used as an additional lounge, a spacious office or even another dining room. The majority of the rooms benefit from engineered oak flooring.

The kitchen, at the heart of the home, is well-appointed with fitted base and wall units, a freestanding oven, and space and plumbing for all necessary appliances. Tiled flooring and part-tiled walls make the space practical and easy to maintain.



Continued

The bungalow's three bedrooms are all doubles, with the main bedroom benefiting from built-in wardrobes and an en-suite shower room. The second and third bedrooms are located to the rear. The modern family shower room includes a walk-in shower, WC, and washbasin, with ample space to meet modern needs.

There is also potential for a loft conversion as this spacious area would be an ideal space to be adapted, subject to the necessary consent. The owners have lovingly

modernised this home over the last 3 years, with a new kitchen, bathrooms, oak floors, and a new central heating system.

Externally, the property is a haven for garden enthusiasts. The mature garden is a real highlight, featuring established shrubs, colourful flowerbeds, and winding paths that create a serene atmosphere and a spacious lawned area at the back of the property that makes the most of the far-reaching views. A patio seating area provides the perfect spot for enjoying the views or

entertaining guests. The garden also includes a vegetable growing area, making it both beautiful and practical.

The detached garage, with power and lighting, offers additional flexibility, whether for storage, hobbies, or workshop use. A private driveway leads to the front of the property, providing ample parking and turning space.

With its combination of spacious interiors, stunning gardens, and an excellent location, this bungalow offers a unique opportunity for comfortable living close to the coast.

Hallway
25'10" x 17'7" (I shape max)

Lounge
16'10" x 10'10"

Dining Room / Sun Room
19'3" x 11'1"

Kitchen
15'8" x 12'9"

Reception Room
15'8" x 11'0"

Shower Room
10'3" x 7'0"

Bedroom 3
10'4" x 10'2"

Bedroom 2
14'1" x 8'7"

Bedroom 1
16'4" x 12'9"
En-suite
10'8" x 4'10"

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 & Garage 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: Connected - TYPE - Standard
***45 Mbps Download *** cable - 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, Limited inside , 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 is a restriction to not operating a business from the property (other than clerical)

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.

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. Property up a small sloping driveway. The seller has advised that there is a restriction to not operating a business from the property (other than clerical). The garden to the back is accessed via steps. The Chapel & graveyard is located next door to this home but is not visible from this property. The tree to the front of the

property has a TPO on it.

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/11/24/OK/TR














DIRECTIONS:

From Cardigan head out on the Gwbert Road B4548. As you leave Cardigan take the first right signposted Ferwig and Mwnt. Follow this road and take the first left signposted Ferwig. Follow this road all the way to the end where you will find yourself in the middle of the village of Ferwig. Turn right then take the next left turning just before the chapel, this bungalow is located up the first lane/driveway on your right, What3words - [///tigers.trickles.wheat](https://www.what3words.com/@@@tigers.trickles.wheat)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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.

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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk