



CARDIGAN
BAY
PROPERTIES

EST 2021

Nanjizal, Caemorgan Road, Cardigan, SA43 1QU

Offers in the region of £410,000





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- Detached dormer bungalow in a semi-rural setting
- Far-reaching countryside views
- Established planting, pathways, pond and seating areas
- High-spec utility outbuilding with solar thermal panels
- 1.8 miles to Cardigan town, 3.8 miles to the coast
- Flexible two / three bedroom accommodation
- Approximately 0.6 acres of landscaped gardens and woodland
- Red cedar summerhouse and potting shed
- Double garage and gated off-road parking
- Energy rating: C

About The Property

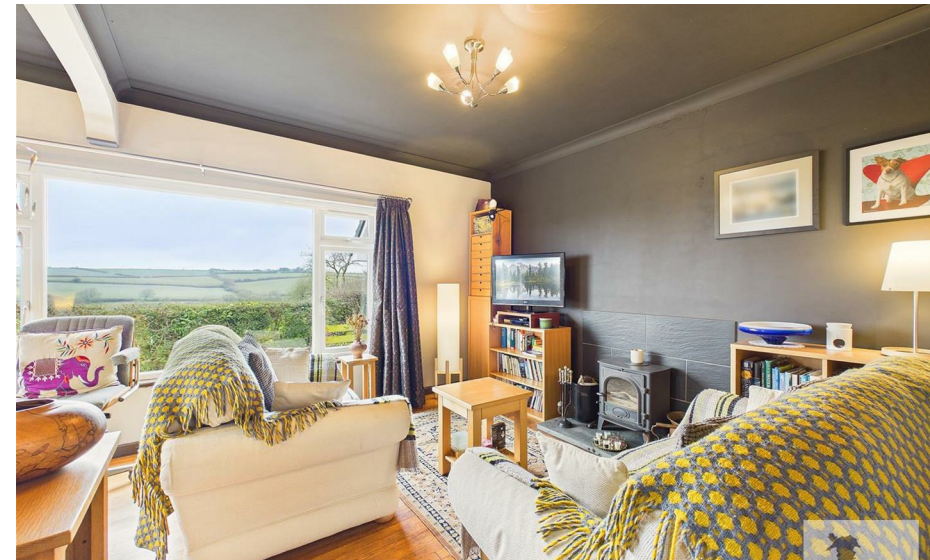
Looking for a beautifully kept dormer bungalow set within about 0.6 acres of thoughtfully landscaped gardens and small woodland, with far-reaching countryside views and excellent access to Cardigan and the Ceredigion coastline? This charming home combines flexible accommodation, strong energy credentials and gardens that are genuinely special, all within easy reach of Cardigan Bay and the best of West Wales.

This superb detached dormer bungalow occupies a semi-rural position just outside Cardigan, enjoying open countryside views and a wonderful sense of space both inside and out. Set within approximately 0.6 acres of established landscaped grounds and mature small woodland, the property offers flexible two- or three-bedroom accommodation, alongside a carefully planned garden that reflects years of thoughtful design and care.

The approach immediately sets the tone, with a gated driveway sweeping up from the road, over a small cattle grid, to a gravelled parking area providing ample off-road parking, together with a spacious detached garage. From here, the gardens wrap around the house, offering a series of connected pathways that gently lead through colourful borders, seating areas and points of interest, all designed to showcase colour and structure throughout the seasons.

The accommodation begins with an entrance porch, opening into a welcoming hallway with wooden flooring, under stairs storage and fitted book shelving. The kitchen sits to the front of the property, fitted with matching wall and base units topped with oak work surfaces, and enjoys a lovely outlook over the front garden and countryside beyond. There is an induction hob, electric double oven and generous storage, with an opening leading through to the sitting room and breakfast area.

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Details Continued:

This L-shaped living space forms the heart of the home, combining everyday comfort with character. A log-burning stove set on a slate hearth provides a natural focal point, while French doors open directly onto the front patio, linking the interior seamlessly with the gardens. A wide picture window draws in the surrounding greenery and long views across open farmland.

Also on the ground floor is a flexible dining room, which works equally well as a third bedroom if required. This room benefits from French doors opening onto the front patio, making it ideal for guests or multi-generational living. A further double bedroom sits to the rear, along with a well-appointed shower room featuring tiled flooring, fitted shower, floating wash hand basin and towel radiator.

Stairs rise to the first floor, where a light landing with Velux windows and useful eaves storage leads to the main bedroom and family bathroom. The bedroom enjoys dual-aspect windows, exposed wooden beams and far-reaching views across the surrounding countryside. The bathroom is particularly striking, featuring a freestanding roll-top bath, pedestal basin, bidet and WC, complemented by tiled flooring, part-tiled walls and roof light.

Externally:

Externally, the grounds are a standout feature. The gardens have been planned as a series of connected spaces, combining formal and informal planting with meandering pathways that encourage exploration. There are paved seating areas positioned to make the most of the outlook, a feature pond, potting shed and a glazed red cedar summerhouse, allowing the

garden to be enjoyed well beyond the summer months.

A particularly rare addition is the small, established woodland area, home to mature trees and wild shrubs, once forming part of the neighbouring Caemorgan Estate and Manor House. This area adds a sense of history and natural diversity that is seldom found with modern homes.

Immediately to the rear of the house sits a high-spec utility outbuilding, offering far more than basic storage. Fully equipped with base units, ceramic hob, stainless steel sink, plumbing for white goods and housing the oil-fired boiler and hot water tank, it effectively functions as a second kitchen and practical workspace. Solar thermal panels contribute to hot water provision, supporting the property's EPC rating of C and helping to keep running costs in check.

Despite its rural setting, the property remains well connected, with the market town of Cardigan only a short drive away, offering a wide range of shops, schools and services. The beaches and coastal paths of Cardigan Bay are within around ten minutes, making this a strong option for those looking to balance countryside living with easy access to the coast and wider West Wales.

Properties offering this level of garden design, flexibility and setting so close to Cardigan are increasingly hard to find. Early viewing is strongly recommended to appreciate the grounds, outlook and overall feel of this lovely home.

INFORMATION ABOUT THE AREA:

Cardigan is a thriving and well-regarded market town offering a strong mix of independent shops, cafés, schools and everyday amenities, all centred around the River Teifi. From Cae Morgan Road, the town centre is just a short drive away, making day-to-day life practical while still enjoying a more rural setting. The stunning coastline of Cardigan Bay is also within easy reach, with sandy beaches, coastal paths

and harbour villages all close by, giving this location an excellent balance of countryside living and access to some of the best scenery in West Wales.

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
3'1" x 5'10"
- Hallway
14'11" x 4'5" & 10'10" x 2'11" max, s shaped
- Dining room / bedroom 3
12'6" x 11'6"
- Bedroom 1
10'11" x 11'1"
- Kitchen
8'10" x 10'8"
- Living room
20'5" x 12'5" max, l shaped

- Shower room
4'8" x 6'11"
- Landing
5'1" x 8'1" + eves

- Bedroom 2
11'4" x 15'8" + eves

- Bathroom
8'8" x 10'9" max

- Outside Utility room
16'10" x 8'5"

- Detached garage
14'1" x 16'0"

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 for around 4 vehicles plus a detached Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil central heating, log burner, solar water heating panels – last serviced – Oil – Jan 2026, Solar – May 2024, Log burner – May 2024 (but little used winter 2024/25 and not used winter 2025/26)

BROADBAND: Connecte – TYPE – Superfast / Standard ***– up to 44 Mbps Download, up to 24 Mbps upload

*** FTTp – 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: Good outdoor, variable in-home, 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 one small outbuilding used as woodstore and potting shed has a corrugated asbestos roof. It has presumably been in place since time immemorial.

RESTRICTIONS: The seller has advised that there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that this property and two adjoining properties (Feidrlas and South View) all have rights of way along the farm track off Caemorgan Road to reach their entrances/driveways, they have not had to contribute to any maintenance. There is a right of way across the adjoining farmland for the purpose of emptying/maintaining the septic tank.

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. Please read the notes above carefully and ensure you watch the walk through video tour before viewing.

FURTHER INFORMATION FROM THE OWNER: The owner has informed us that the property underwent a complete refurbishment in 2010. Main house – Staircase installed; bathroom formed and installed on ground floor; upper floor formed with bathroom, bedroom and landing; 5 new window openings formed on upper floor; all existing windows and doors, internal and external, replaced (more detail below); complete rewiring; all plumbing replaced; new heating system (combination oil/solid fuel); insulation throughout

(more detail below). Utility building – windows and door replaced; stripped, insulated and relined; all timber replaced; rewired; solar water panels and tank installed; boiler installed; sink, hob and kitchen units installed. When refurbished in 2010, all existing single glazed windows replaced with double glazing or enlarged and replaced with double glazed French doors. Plus, at same time – on ground floor, new porch; on upper floor new window, roof lights (3) and dormer window installed. Solar water panels installed at time of refurbishment in 2010. House and utility building fully rewired when house refurbished in 2010. Old rendering removed and replaced when property refurbished in 2010. Cavity wall insulation installed at time of refurbishment in 2010 with 25 year guarantee.

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/02/26/OK











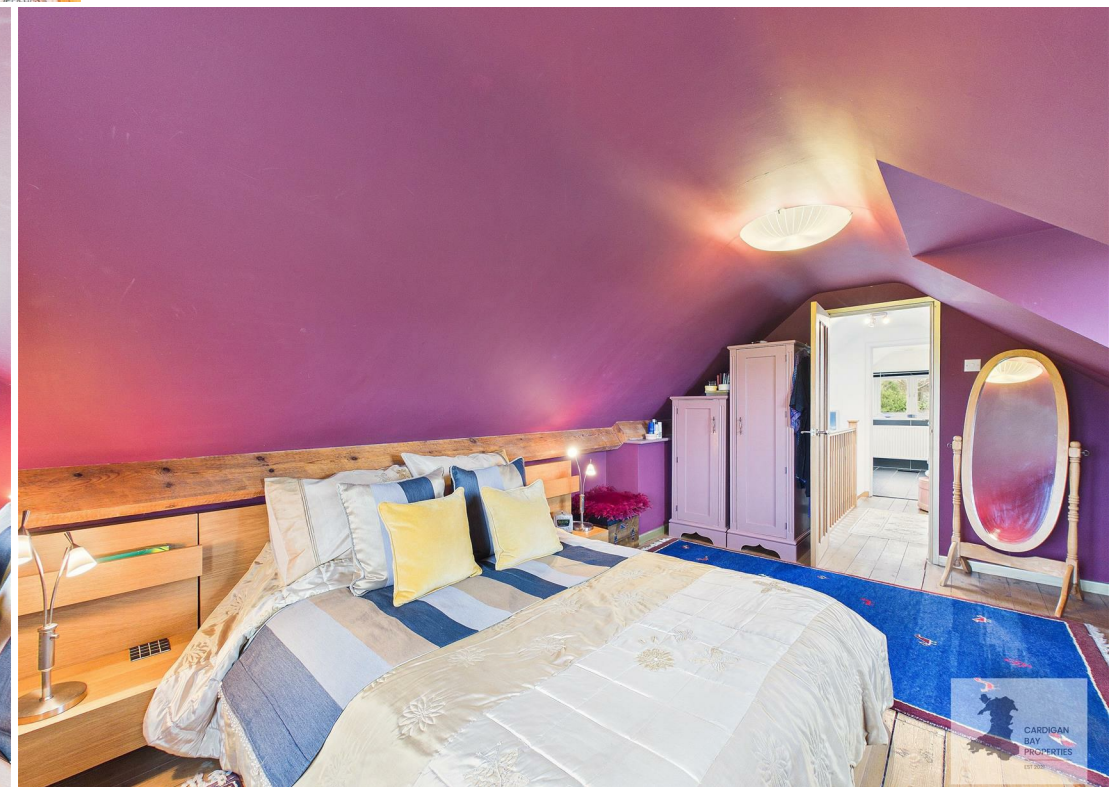


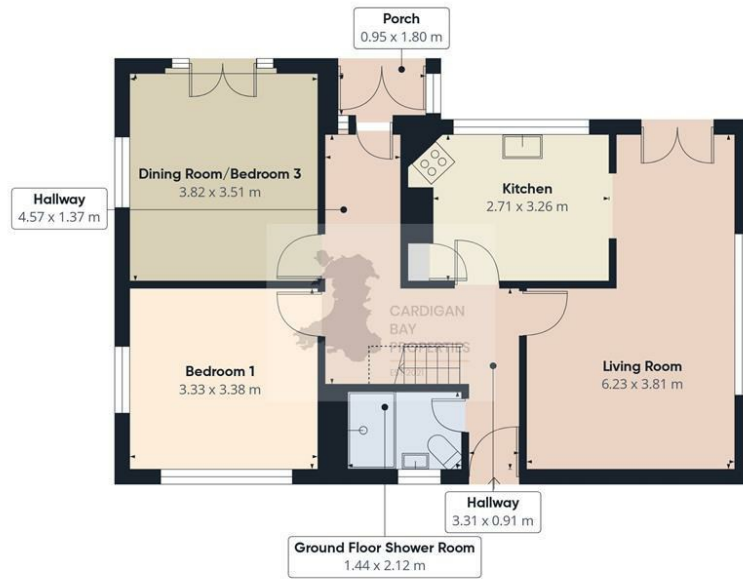
DIRECTIONS:

From Cardigan head north out of town along the A487 until you reach the top of the bypass, you will see a left turning onto Caemorgan Road. Turn left here and follow road down until you reach a corner, at the bend go straight on down the track and turn immediately right onto a private drive going over a small cattle grid, this drive leads to the parking area of this property.

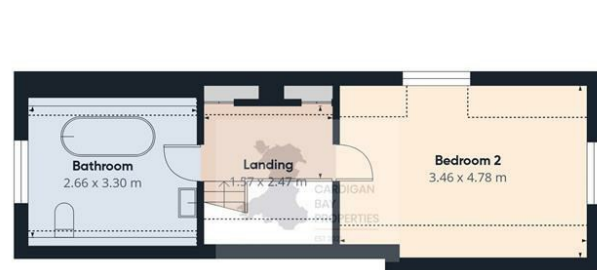
What3Words to the start of the track:

///drama.december.celebrate What3words to this property's parking area: ///completed.sorry.prickly





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Approximate total area^m
133.5 m²
Reduced headroom
7.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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