



CARDIGAN  
BAY  
PROPERTIES

EST 2021

8, Maesydderwen, Cardigan, SA43 1PE

Offers in the region of £325,000



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# 8, Maesydderwen, SA43 1PE

- Impressive 3 bedroom detached home
- Private rear garden with lawn and fenced boundaries
- Three generous double bedrooms and additional study
- Integral garage and dedicated utility room
- Five minutes from Gwbert estuary and ten from Pembrokeshire National Park
- Spacious plot with off-street parking
- Versatile garden room, ideal as a gym or workspace
- Modern refurbished bathrooms and en-suite
- Walking distance to Cardigan town centre amenities
- Energy Rating: TBC

## About The Property

Looking for a family home in a prime town location? This well-proportioned three-bedroom property in Cardigan offers generous living space, an enclosed garden, useful garden room, and no onward chain—all just minutes from the coast and amenities.

Situated within a well-established residential area of Cardigan, this well-finished three-bedroom detached home presents a solid opportunity for those seeking space, practicality and a town location close to the Cardigan Bay coastline. Sitting within West Wales, the property offers the convenience of local amenities on foot, an enclosed garden and a modern interior layout that works for family life or home-working needs.

From the roadside, the house is set back with a smart block-paved parking area, providing space for two vehicles. A low-maintenance front lawned area adds some greenery, and a side path leads around to the rear. The main entrance brings into a wide hallway finished with oak flooring, giving immediate access to a handy downstairs WC, with understairs storage.

The lounge is located at the front of the house and provides an excellent space for everyday living or relaxing with guests. It features a central gas fireplace, oak flooring underfoot and a wide front-facing window allowing in plenty of natural light.

To the rear of the ground floor sits a spacious kitchen and dining area. Fitted with a range of oak-effect cabinetry and modern appliances including a gas hob, double electric oven, a one and a half sink with drainer, and integrated fridge, freezer and dishwasher, this is a well-thought-out family kitchen. There's space here for a table that seats six or more, and the rear patio doors offer a natural flow out to the garden. Slate tiled flooring and tiled splashbacks finish the space neatly, and there's access directly into the utility room.

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### Details Continued:

The utility area mirrors the kitchen style and includes further base and wall units, including a useful larder cupboard, stainless steel sink, plumbing for a washing machine, and a door out to the garden—making laundry jobs quick and easy without disrupting the main kitchen and a door into the integral garage.

The integral garage, (also accessed from the front with an up and over door) houses the Worcester gas boiler and hot water cylinder, and has electricity points, and a water tap.

Upstairs, the first floor continues the generous proportions. The landing has

a useful airing cupboard with shelving and a radiator, an attic hatch, and doors lead to all the bedrooms and bathroom. The main bedroom is positioned to the front and features oak-effect flooring, fitted sockets, and its own recently refurbished en-suite. The en-suite includes a sleek walk-in shower with glass panel, heated towel rail, WC, and vanity unit with sink, all set against tiled walls and floors.

The two further bedrooms are both comfortable doubles—one overlooking the back garden and with views to the hills beyond, and the other a long, bright space with Velux to the rear and dormer window to the front.

Also on the first floor is a well-presented family bathroom, which has been updated to include a feature oval bath, WC, and a sink set into a vanity unit, with part-tiled walls and tiled flooring giving it a clean, contemporary finish.

An additional room on this floor currently serves as a study or dressing room/walk in wardrobe – perfect for anyone working from home, or those needing a hobby or storage space.

Externally:  
Outside, the rear garden is securely enclosed by fencing and gated access to the front, with a mainly lawned surface that’s ideal for children or pets to enjoy. A real bonus here is the timber-framed garden room—a versatile space that works well as a gym, home office or creative studio with a decked area to the front and side. It features sliding patio doors to the front and electric connections already in place.

The block paved paths follow around from the front to a patio area outside the dining room patio doors, perfect for entertaining and outside dining and on to the utility room, where there is an outside water tap and power points.

Whether as a long-term family base, a move closer to the coast, or a low-maintenance home in a sought-after town, this property ticks all the right boxes—with no onward chain to complicate the process.

INFORMATION ABOUT THE AREA:  
Location-wise, this property stands out. Cardigan offers a strong mix of local shops, schools (including primary, secondary and sixth form), health care facilities including a community hospital, a cinema and theatre, and access to

both traditional and modern retail. Being only five minutes from Gwbert estuary, and within ten minutes' drive of the Pembrokeshire National Park, this part of West Wales blends coastal living with a functional, well-connected town environment.

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.

- Hallway  
8'10" x 6'1"
- WC  
6'2" x 6'1"
- Lounge  
12'0" x 18'0"
- Kitchen/Diner  
18'7" x 10'9" max

- Utility Room  
6'6" x 9'4"
- Integral Garage  
9'5" x 18'4"

- Landing  
14'0" x 7'2"

- Master Bedroom  
11'11" x 13'8"

- En-Suite  
8'10" x 3'10"

- Bedroom 2  
10'11" x 10'9"

- Bedroom 3  
17'7" x 9'3" (into the dormer)







Study/Dressing Room

6'0" x 4'9"

Family Bathroom

7'0" x 7'2"

Garden Room/Gym/Home Office

14'3" x 7'5"

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

BROADBAND: Connected / Not Connected – TYPE – Superfast / Standard \*\*\*add in speeds eg – up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTP,

FTTC, ADSL, Satellite, Wireless – Mobile Internet. –

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 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. The property is on an exclusive Cul-de-sac location. Usual estate covenants apply, such as; not to run a business or trade from the property, nor to use or permit the Property to be used for any purpose other than that of a private residential estate. Not to obstruct the roads on the estate. Not to cause annoyance or nuisance to neighbours. The developer has rights to maintain pipework etc and they will make good any work done.

**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/07/25/OK























#### DIRECTIONS:

From Cardigan head up the high-street and turn left down towards Theatre Mwldan. Carry on passing the Theatre on your right-hand side and follow the road as if heading out to Gwbert. Go straight over the first roundabout (passing the Integrated Care

Centre on your left) and take the next left into Maesydderwen estate. Go straight over (slightly right) the small roundabout, and then take the next right. This property can be found on the right-hand side, first on your right, denoted by our for sale board.

What3Words - [///gravest.seaside.important](https://www.what3words.com/gravest.seaside.important)







#### 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>		
(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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