Cwm Bach Bungalow, Gilfachrheda, New Quay, SA45 9SS

Offers in the region of £280,000

CARDIGAN BAY PROPERTIES

EST 2021

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Cwm Bach Bungalow, Gilfachrheda, SA45 9SS

Offers in the region of £280,000

- Detached 2-bedroom bungalow
- Modernised and well presented throughout
- Wood burning stove
- Gravelled driveway with off-road parking
- Easy reach of Cardigan Bay coastline and beaches
- Located in Gilfachrheda near New Quay
- Spacious lounge/diner with vaulted ceiling
- Contemporary fitted kitchen
- Generous enclosed garden
- EPC rating : E

About The Property

Looking for a detached bungalow with a modern finish, generous gardens and a tucked-away setting near the Cardigan Bay coast? This well-kept 2-bedroom home in Gilfachrheda combines easy single-storey living with a surprisingly spacious plot, all within easy reach of New Quay and the beaches of West Wales.

Set back within its plot and surrounded by mature greenery, this detached bungalow has a really pleasant feel from the moment of arrival. The exterior has been updated with smart dark grey trims and gravelled parking areas, while the garden gives the property a sense of space that is often hard to find with bungalows of this size. The backdrop of trees and established planting adds to the setting, creating a home that feels tucked away yet still conveniently positioned for access to New Quay and the wider West Wales coastline.

The accommodation flows well and feels bright throughout. The entrance opens into a hallway with patterned tiled flooring and natural wood internal doors, setting the tone for the rest of the property. Off the hallway are doors leading to the bedrooms, bathroom and main living accommodation.

The lounge/diner is undoubtedly the standout room in the house. It is a surprisingly generous space with a vaulted ceiling and exposed beam creating height and character, while the wood flooring and neutral décor keep the room feeling warm and comfortable. A wood burning stove set on a tiled hearth provides a lovely focal point and gives the room a cosy atmosphere during the colder months. There is ample room for both living and dining furniture, and the sliding doors opening directly onto the gravelled seating area help connect the inside with the garden outside. Natural light comes in well from multiple directions, making it a room that works equally well during the day or evening.

Continued
Leading from the living space is the kitchen, which has been fitted in a modern shaker style with cream units, wooden worktops and contrasting dark tiled splashbacks. The patterned flooring gives the room a contemporary edge while still fitting nicely with the overall style of the property. There is space for appliances along with integrated cooking facilities and useful storage. A side door gives direct access outside, handy for everyday use and garden access.

The bathroom is fitted with a curved panel bath with shower over, WC and wash hand basin, finished with tiled walls and glass block detailing which helps bring additional natural light into the room.

Bedroom one is the larger of the two bedrooms. It is a comfortable double room with a calm, neutral finish. Bedroom two is a smaller room currently used as a study and occasional bedroom, making it useful for guests, home working or hobbies, depending on requirements and enjoys a pleasant outlook over the garden.

Outside, the grounds are one of the biggest selling points of the property. The bungalow sits comfortably within the plot with gravelled pathways and seating areas wrapping around the house, alongside a generous lawned

garden bordered by attractive stone walls and fencing. The garden has plenty of usable outdoor space for seating, gardening, or simply enjoying the surroundings. The elevated wooded backdrop gives the whole setting a sheltered and established feel.

The gravelled driveway provides off-road parking for several vehicles, and there is good access around the property for maintenance and storage. The overall plot feels manageable while still giving enough outdoor space to properly enjoy.

Gilfachrheda itself is a handy location just outside the popular seaside town of New Quay, known for its harbour, beaches, pubs, cafes and regular dolphin spotting along the Cardigan Bay coastline. The wider area of West Wales continues to attract buyers looking for a slower pace of life, coastal scenery and access to outdoor activities, with nearby coastal paths, beaches and countryside all within easy reach.

INFORMATION ABOUT THE AREA:
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.

Kitchen
13'10" x 7'9"

Hallway
2'10" x 11'2"

Lounge/Dining Area
20'6" x 11'7" (I shape)

Porch
3'3"/311'8" x 5'2"

Bathroom
7'5" x 5'11"

Bedroom 1
9'5" x 12'0"

Bedroom 2
10'9" x 5'3"

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Breeze Block/Cement
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Air source heat pump servicing the hot water and central heating / Log burner in the lounge
BROADBAND: Connected - TYPE - Standard *** - up to 26 Mbps Download, up to 4.6 Mbps upload *** ADSL 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 no issues 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 the neighbour has signed and agreed to keep

the bridge to our property in good order and maintained. Electric Wires go over the property's grounds – an agreement has been signed by the owner, for the electricity company to access the telegraph pole within the property.
FLOOD RISK: Rivers - High; however, the current owners have informed us that they are not aware of it flooding under their ownership since 2006- 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. The property is down the bottom of a shared lane over which it has rights of access over. The seller has advised that the neighbour has signed and agreed to keep the bridge to our property in good order and maintained. Electric Wires go over the property – an agreement has been signed by the owner, for the electricity company to access the telegraph pole within the property's grounds. Natural Resources Wales states it is in a high-risk area for flooding from the stream; however, the current owners have informed us that they are not aware of it flooding under their ownership since 2006

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.

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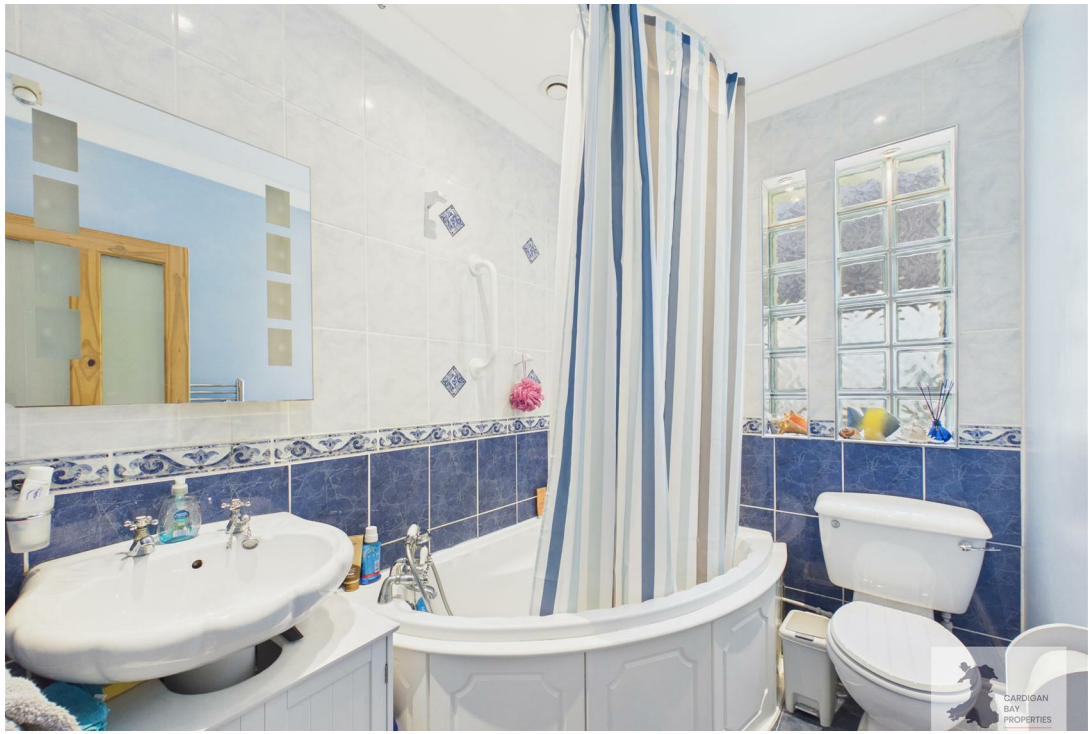
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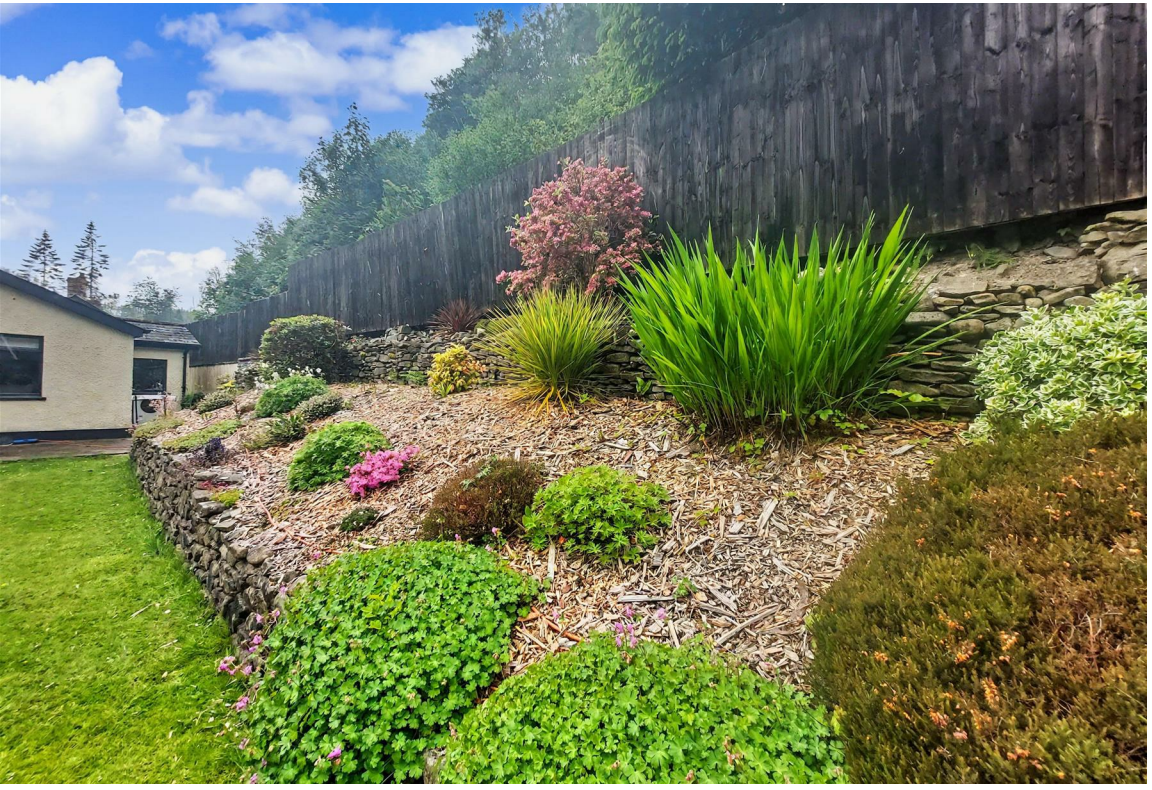
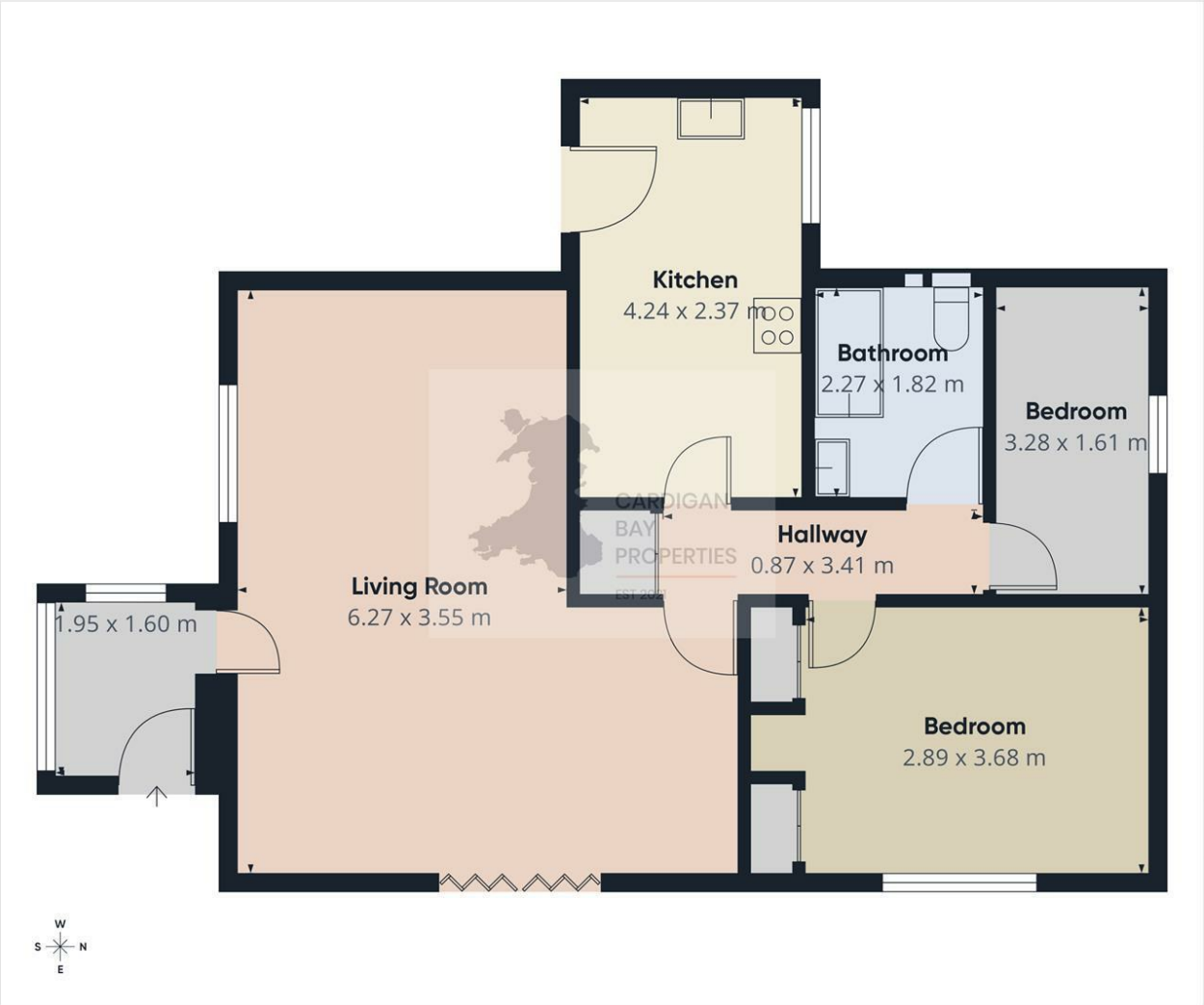
DIRECTIONS:

From New Quay head out on the B4342 heading to Llanarth until you reach the village of Gilfachrheda. Drive through the village, and as you pass the last ex-local authority house on the left you will see a private track on the right-hand side. Turn up this track and drive almost to the end. You will go over a small bridge, and it is located on your right.





Approximate total area(1)
65.5 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Contact Coral on 01239 562 500 or coral@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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