

CARDIGAN
BAY
PROPERTIES
EST 2021

Henllys, Gwbert Road, Cardigan, SA43 1AF

Offers in the region of £330,000

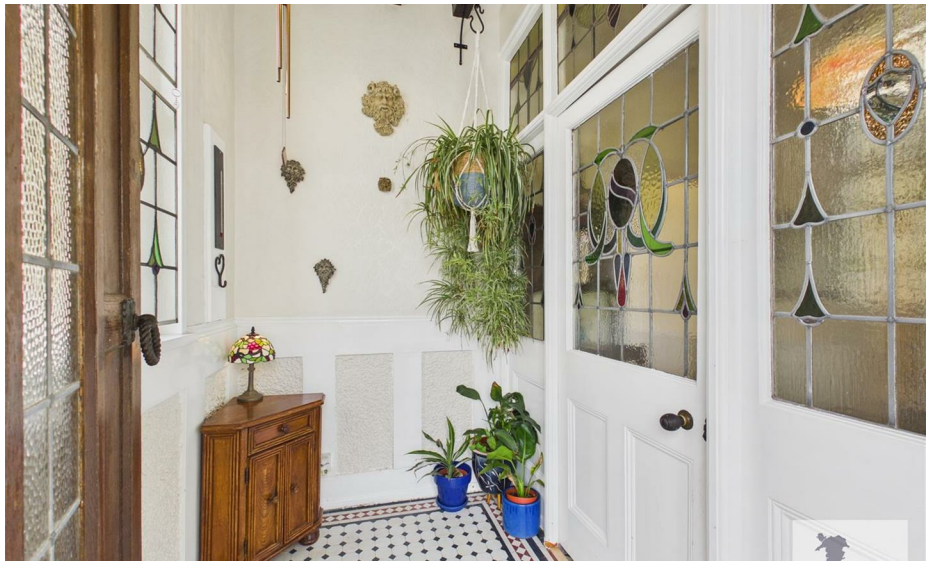
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- Substantial Four-Bedroom Period Home
- Three Separate Reception Rooms
- Scope for Modernisation & Updating in Places
- Driveway Parking for Approximately 2–3 Cars
- Convenient for Cardigan Town & the Cardigan Bay Coast
- Approximately 161.1 sq m of Accommodation
- Striking Turreted Bay & Period Features
- Front & Enclosed Rear Gardens
- Detached Garage & Separate Laundry Room
- EPC Rating: D



About The Property

Looking for a characterful four-bedroom home with generous living space, gardens, parking and a garage, within easy reach of Cardigan town and the Cardigan Bay coast? This distinctive period property combines three reception rooms and well-proportioned bedrooms with original-style features, outside space and a convenient position on the road towards Gwbert.

Set along Gwbert Road on the edge of Cardigan town centre, this substantial four-bedroom period home has a great deal of character, generous proportions and an architectural style that immediately sets it apart. With approximately 161.1 sq m of accommodation, three reception rooms, four bedrooms, driveway parking, a garage and gardens, there is plenty of space here for family life, while the location combines easy access to Cardigan with a direct route towards the coast at Gwbert.

The exterior gives a good indication of what is to come. A distinctive turreted bay rises through both floors beneath a tiled roof, complemented by further bay windows, deep eaves and an attractive covered veranda. Double gates open onto a long driveway running alongside the house, providing off-road parking for approximately two to three vehicles and continuing towards the garage at the rear. The established front garden adds a welcome area of green space, with lawn, mature trees and planting softening the frontage.

The main entrance opens through a porch into a hallway that retains plenty of the property's original feel. Timber doors, decorative glazing and the staircase are among the features that give the interior its personality, and this character continues through much of the ground floor.

Details Continued:
The lounge is one of the standout rooms. Its generous proportions are enhanced by the multi-sided bay, while stripped timber floorboards, high ceilings, decorative cornicing and an ornate ceiling rose add to the sense of character. A substantial timber fireplace with tiled inset forms a strong focal point. With the bay creating an additional seating area at one end, this is a room that offers plenty of flexibility without losing the proportions and detailing that make it special.

Across the hallway is a separate sitting room, giving the house a second reception space. This could work equally well as an everyday family room, TV room, home office or more informal sitting space, depending on requirements.

The dining room sits beyond the hallway and provides a dedicated space for a dining table, with another fireplace adding character. From here the accommodation continues naturally into the kitchen.

The kitchen is a long, practical room with a good amount of fitted storage and worktop space. There are fitted appliances and room for the everyday necessities of a busy household, while windows and a glazed external door bring natural light into the room and provide access outside. Some parts of the house would lend themselves to further updating or finishing over time, offering scope for a new owner to put an individual stamp on the property while retaining the period details that already give it so much appeal.

Upstairs, the landing connects four bedrooms and the family bathroom. The principal bedroom is particularly

impressive, extending into the turreted bay and benefiting from windows on several sides. Stripped floorboards, decorative detailing and the proportions of the room continue the period character found downstairs, with a feature fireplace providing another attractive focal point.

Bedroom two is another well-proportioned room, while bedroom three provides further double-bedroom space and includes a fireplace and built-in storage. The fourth bedroom is smaller and would work well as a single bedroom, nursery or dedicated study. Having four separate bedrooms gives the house useful flexibility for a family, particularly where working from home is part of day-to-day life.

The family bathroom is positioned towards the rear of the first floor and is fitted with a bath, WC and wash basin. There is also a separate shower with the shower still connected but the shower screen has been removed.

Externally:
Outside, the property offers more than might initially be expected from its position close to town. Alongside the lawned front garden and driveway is a substantial paved area to the rear, creating useful space for outdoor seating, pots and everyday practical use. Beyond this is a further enclosed garden with lawn, established hedging and planting, together with a paved seating area.

A detached garage provides valuable storage or workshop space in addition to its traditional use, while a separate laundry room keeps another practical function away from the main accommodation. The driveway itself offers comfortable parking for around two to three cars, and there is also on-street parking available in the surrounding area.

Henllys is therefore a home with several different strengths: architectural character, four-bedroom accommodation, multiple reception spaces, gardens, parking and a garage, all in a location that keeps Cardigan close at hand while providing straightforward access towards Gwbert and the coast. Some updating offers the chance to make further changes to suit individual tastes, but there is already plenty here worth retaining, particularly the timber floors, fireplaces, decorative plasterwork, bay windows and generous room proportions.

Viewing is recommended to appreciate both the scale of the accommodation and the period detailing found throughout.

INFORMATION ABOUT THE AREA:
One of the property's major practical advantages is its position. Gwbert Road places the house within easy reach of Cardigan's everyday facilities, with schools and supermarkets particularly close by. Cardigan itself has a strong mix of independent shops, cafés and restaurants, as well as the Guildhall Market, Cardigan Castle, arts venues and other services.

At the same time, Gwbert Road heads directly out towards the Cardigan Bay coast. Gwbert is around three miles from Cardigan and provides access to the Wales Coast Path and the coastline around the Teifi estuary. The wider area also puts places such as Mwnt, Patch and Poppit Sands within reach, making this a particularly useful base for combining town amenities with the coast and countryside of 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
6'9" x 4'11"

Hallway
6'9" x 15'5"

Lounge
13'2" x 14'11"

Sitting Room
12'10" x 11'11"









Dining Room
12'11" x 9'10"

Kitchen
18'2" x 6'3"

Landing
6'10" x 8'11"

Bedroom 1
13'1" x 15'4"

Bedroom 2
12'10" x 8'10"

Bedroom 3
12'11" x 10'8"

Bedroom 4
6'10" x 8'0"

Landing (Towards Bathroom)
7'5" x 2'9"

Bathroom
11'6" x 6'5"

Laundry Room
8'2" x 7'2"

Garage
17'5" x 9'4"

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

COUNCIL TAX BAND: F - 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 central heating (Mains)
BROADBAND: Connected - up to 41.6 mbps download, 6.57 mbps upload upload. Wireless - 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. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS/COVENANTS: 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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
Viewing information: The property would benefit from some updating in places.

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.

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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DIRECTIONS:

From the town centre, follow the Aberystwyth road towards Tesco, turn left on to Gwbert Road, signposted for Gwbert. Continue along this road past the rugby club and playing fields on your right, and the property is the third house on the right hand side, denoted by our for sale board.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(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.

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