



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Cartref, Penparc, Cardigan, SA43 1RD

Offers in the region of £100,000





# Cartref, Penparc, SA43 1RD

- Detached three-bedroom bungalow
- Garden with shrub borders to the rear
- Living room with built-in storage
- Within easy reach of Cardigan town centre
- Located in the popular village of Penparc
- Non standard construction, in need of modernising/renovating
- Hard standing to the front with potential for off-road parking (subject to a dropped kerb)
- Kitchen with space for appliances and rear garden access
- Short drive to Mwnt, Aberporth, and Tresaith beaches
- EPC Rating ; F

## About The Property

Cartref is a detached three-bedroom non-standard bungalow situated in the well-regarded village of Penparc, just a short distance from the coast of Cardigan Bay in West Wales. With a rear garden, hard standing to the front, and scope for off-road parking (subject to a dropped kerb and necessary permissions), this property presents an opportunity for those looking for a home to improve or an investment to develop. While in need of modernisation, it has the advantage of being in a location close to both the coast and the amenities of a thriving market town.

The approach to the property brings you to a hard-standing front area. Side pathways lead towards the rear, where the garden offers outdoor space for planting, relaxing, or simply enjoying the open aspect. The garden is bordered with shrubs and provides plenty of scope for further landscaping.

Inside, the layout flows from a central hallway that links the main rooms. Three bedrooms are positioned towards the front and side of the bungalow, each with electric radiators. Bedroom one has a front-facing window, bedroom two also looks out to the front, while bedroom three is positioned to the side. The arrangement allows flexibility for use, whether for sleeping accommodation, a study, or a hobby room.

The living room sits towards the centre of the home and benefits from a built-in storage cupboard. From here, an opening leads into the kitchen, which is fitted with wall and base units and has space for a cooker, washing machine, and additional white goods. A single drainer sink is set beneath a rear window with views over the garden. There is also a frosted double-glazed external door leading outside, making for easy garden access.

## Offers in the region of £100,000



Continued :

An inner hall off the kitchen offers additional space for appliances and has a rear-facing window. From here, the bathroom can be reached, fitted with a bath and overhead shower, pedestal wash hand basin, and W.C. The part-tiled walls keep the space practical and easy to maintain, with a frosted rear-facing window for natural light and privacy.

Externally, the property's front is mainly hard standing, which could serve as parking with the addition of a dropped kerb. A side access path leads to the rear, where the outdoor space includes a further hard-standing area and a lawn bordered by mature shrubs. The rear garden offers good proportions for a bungalow in this location and is well-suited to both leisure use and possible further development of planting or patio areas.

Cartref is of non-standard construction, something to be aware of for lending and insurance purposes, but this should not detract from its appeal to those seeking a project or a competitively priced home in a strong location. The potential to modernise and adapt to personal style is significant, and the proximity to both countryside and coastline makes it an attractive prospect for a range of buyers.

Bedroom 1  
9'6" x 9'3" (2.9 x 2.82)

Bedroom 2  
10'2" x 9'3" (3.12 x 2.84)

Bedroom 3  
11'5" x 11'3" (3.48 x 3.45)

Lounge  
11'5" x 11'1" (3.48 x 3.40)

Kitchen  
11'2" x 6'11" (3.42 x 2.13)



Inner Hall  
6'1" x 4'3" (1.86 x 1.31)

Bathroom  
6'3" x 5'11" (1.93 x 1.81)

#### INFORMATION ABOUT THE AREA:

Penparc benefits from two petrol filling stations, both of which offer all basic groceries etc, and a primary school to the north of the village and is on a bus route. Only a short drive away is the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc. The village is only a short drive to the beautiful coastline of Cardigan Bay in this stunning part 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.

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C- Ceredigion County Council  
TENURE: FREEHOLD  
PARKING: No Parking

PROPERTY CONSTRUCTION: Non-Standard construction/Pre-Fab  
SEWERAGE: Mains Drainage  
ELECTRICITY SUPPLY: Main  
WATER SUPPLY: Mains  
HEATING: Electric Heating with an immersion heater for hot water  
BROADBAND: Connected - TYPE - standard \*\*\*- up to 115 Mbps Download, up to 80 Mbps upload \*\*\* FTTC,- 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 , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

BUILDING SAFETY - This property may contain asbestos the owners have not had this tested.

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. 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. This property is of non-standard construction, so obtaining a mortgage would be very difficult. possible plot value, but please make your own enquiries, there is no official parking with this property, as there is no drop kerb to the front of the property; however, if permission is obtained, then there could be parking to the front of the home. Located on the main coastal road, the A487. This property may contain asbestos the owners have not had this tested.

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/08/25/OK/TR





## Directions

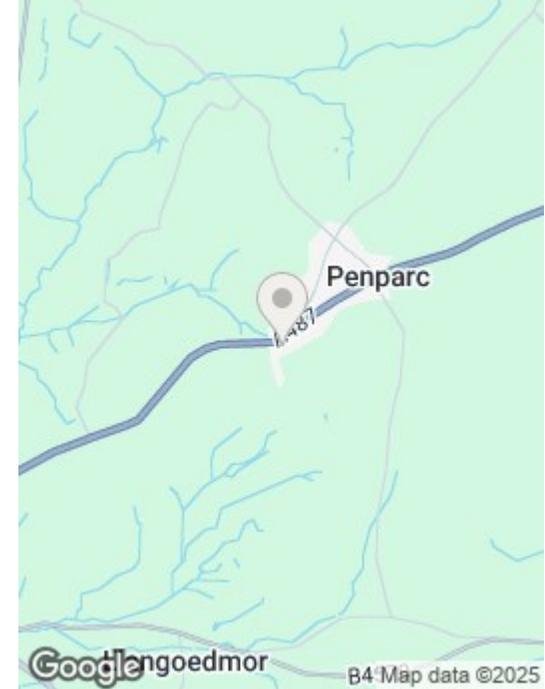
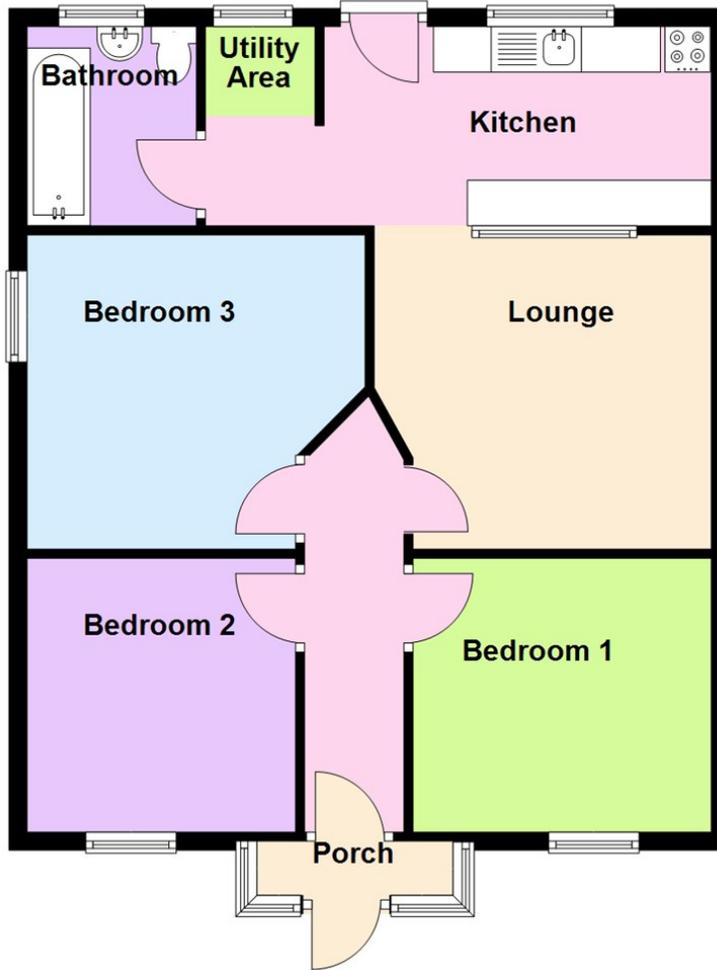
From Cardigan, travel up the A487 until you reach the village of Penparc. As you enter the village, the property is located on your right, denoted by our for sale board. [urges.greet.tuxedos](http://urges.greet.tuxedos)

## INFORMATION ABOUT THE AREA:

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## Ground Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>32</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or [coral@cardiganbayproperties.co.uk](mailto: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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