



10, Maes Yr Orsaf, Cardigan, SA43 2TE

Offers in the region of £265,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# 10, Maes Yr Orsaf, Cilgerran, SA43 2TE

Offers in the region of £265,000

- Detached 3 bedroom dormer bungalow
- Gated driveway parking for 3/4 vehicles
- Enclosed rear garden
- Kitchen/diner with garden outlook
- Well placed for Cardigan Bay and West Wales coast
- Set in a cul-de-sac in Cilgerran
- Detached garage
- Ground floor bedroom and WC
- First floor bathroom with bath and separate shower
- EPC Rating : D

## About The Property

Looking for a detached three-bedroom home with flexible accommodation, a gated driveway, a detached garage and a nice-sized garden, all set within a cul-de-sac in popular Cilgerran? This well-kept dormer bungalow offers practical living space over two floors, with a ground floor bedroom and WC, a bright kitchen/diner, and easy access to Cardigan, Cardigan Bay and the wider West Wales coastline.

Set within a cul-de-sac in the popular village of Cilgerran, this detached three-bedroom dormer bungalow offers a very appealing mix of practicality, parking and outside space. With a gated driveway providing room for around three to four vehicles, a detached garage and an enclosed rear garden with lawned areas, patio space, greenhouse and garden shed, it is a house that works well for everyday life while still offering plenty of flexibility.

The property has a smart and well-kept appearance from the front, with the detached garage positioned to one side of the driveway and a paved path leading around to the rear garden. The outside space is a real asset here, with a good balance of lawn, patio and planted areas, giving it a family-friendly feel while still being manageable. The greenhouse and garden shed add useful extra storage and growing space, and the garden has enough room for seating, play or general enjoyment through the year.

The front door opens into the hallway, which sets the tone for the rest of the house with a simple, tidy finish. Stairs rise to the first floor, there is a useful understairs cupboard for storage, and doors lead off to the main ground floor rooms. This layout gives the house a flexible edge, particularly with a bedroom and WC on the ground floor.



Continued :

The living room is a comfortable main reception space with wood-effect flooring and a window overlooking the garden, bringing in a pleasant outlook and good natural light. It is a straightforward room with enough space for everyday seating and television furniture, making it easy to see as the main room for relaxing.

The kitchen/dining room runs across the other side of the ground floor and is a really practical part of the house. There is a range of base and wall units, worktop space, a one-and-a-half bowl sink, space for a washing machine and fridge freezer, and a freestanding gas cooker. The dining area sits

comfortably within the room, making it a sociable space for day-to-day meals, while the outlook towards the garden helps it feel bright and usable. A door to the rear gives direct access outside, which is particularly handy for the garden, garage and general day-to-day coming and going.

Also on the ground floor is bedroom three, which could just as easily serve as a study, hobby room or occasional second sitting room depending on what is needed. Having this extra room on the ground floor makes the overall layout more adaptable than many three-bedroom homes. Alongside it is the ground floor WC, fitted with toilet and wash hand basin, which is always

useful in a house arranged over two floors.

Upstairs, the landing leads to two further bedrooms and the family bathroom. Bedroom two is a double room with built-in wardrobes and a dormer window, giving it good usable wall space as well as natural light. Bedroom one is another double and has a particularly practical layout, with both a Velux and dormer window, fitted storage cupboards and further under-eaves storage. It is a room that makes the most of the roofline and offers more storage than first expected.

The bathroom is well arranged and fitted with a bath, separate shower, WC and wash hand basin with storage below, along with a Velux window bringing in natural light. It is a well-balanced family bathroom and suits the upstairs layout well.

Overall, this is a house with a lot going for it. The detached design, parking, garage, enclosed garden and flexible room arrangement all add to its appeal, while the cul-de-sac setting within Cilgerran makes it especially well suited to buyers looking for village life with practical surroundings. Cilgerran itself remains a well-regarded place to live, known for its historic castle, strong sense of community and easy reach of Cardigan, with the coast of Cardigan Bay and the wider attractions of West Wales also within convenient distance.

A very solid all-round home in a good village setting, and one that is well worth a closer look. Please get in touch to arrange a viewing.

#### INFORMATION ABOUT THE AREA:

Positioned in the small development and just a short stroll away from the village centre.

Cilgerran is situated on the bank of the river Teifi in Pembrokeshire which offers many opportunities for river activities, fishing, and walks and is known for its coracle races. There is also a historical castle, primary school, Wildlife Centre (which gives beautiful walking access directly to Cardigan town), village hall, local shops, and amenities. Nearby Cardigan town has larger amenities on offer, such as an integrated care centre, a primary and secondary school, shops, supermarkets, cafes, restaurants, pubs and so much more.

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.

Entrance

3'8" x 1'10"

Hallway

Rear Hallway  
8'1" x 3'1" (max)

Kitchen  
9'1" x 18'6"

Bedroom 3  
11'9" x 7'8"

W/C

Landing  
8'6" x 2'11"

Bedroom 2  
9'2" x 10'11"

Bathroom  
7'6" x 7'11"





Bedroom 1

Garage  
19'7" x 10'9"

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

COUNCIL TAX BAND: D - Pembrokeshire 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 (LPG) boiler servicing the hot water  
and central heating

BROADBAND: Connected - TYPE - Standard \*\* - up

to 62.01 Mbps Download, up to 6.23 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>)

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 usual cul-de-sac covenants apply

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](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](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. Located in a cul-de-sac with the usual cul-de-sac restrictions and covenants apply

**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/03/26/OK/TR











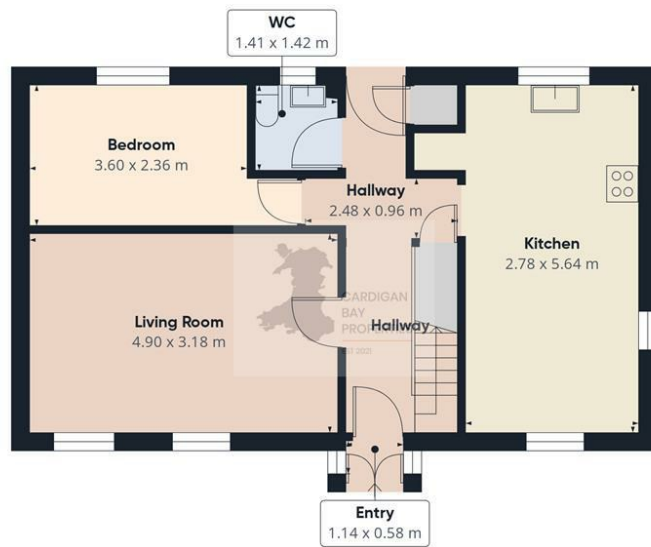


**DIRECTIONS:**

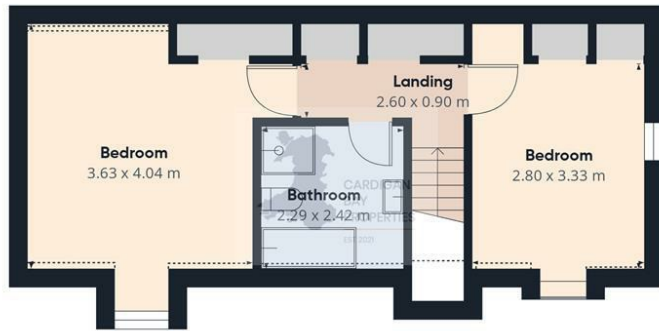
From Cardigan travel on the A487 towards Cilgerran. At the village of Penybryn turn left, opposite the pub and head into Cilgerran.

Drive into the village passing the village shop and garage, opposite the village hall turn right into the cul-de-sac, then take the left turn, and the property is located towards the end of the cul-de-sac, donated by our for-sale board.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>1)</sup>  
111.9 m<sup>2</sup>  
Reduced headroom  
0.8 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	<b>64</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.

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