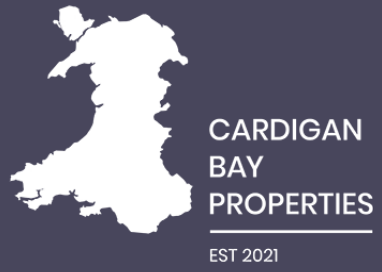




Porth Y Castell Cottage, Castle Square, Cardigan, SA43 2SE

Offers in the region of £225,000





# Porth Y Castell Cottage, Castle Square, Cilgerran,

Offers in the region of £225,000

- Detached character cottage beside the historic castle entrance
- Lounge-diner with exposed stonework and two feature fireplaces
- Galley kitchen with traditional slate and quarry tile flooring
- Enclosed stone-walled garden with slate paving
- Convenient location in West Wales within easy reach of Cardigan Bay
- Castle views from the garden and several windows
- Log burner set on slate hearth
- Two first-floor bedrooms and updated bathroom
- Detached garage with studio/workshop and additional garden space up the lane available via separate negotiation
- EPC Rating : E

## About The Property

Looking for a character cottage with castle views and a real sense of history around it? This detached property beside the castle gate offers period features, a walled garden, all within easy reach of the Cardigan Bay coastline in West Wales.

Positioned beside the entrance to the castle, this detached character cottage has a setting that immediately stands out. Stone walls and slate paving reflect the historic surroundings, while the castle itself sits just beyond the gate, with views visible both from the garden and from several windows within the cottage.

The property includes a stone-walled garden to one side, offering an enclosed outdoor space framed by established shrubs and feature trees,

The front door opens into an inner porch, providing practical space for coats and boots before entering the main living area through a curved part-glazed wooden door. Inside, the main living space forms an open lounge-diner with plenty of original character. The dining area has slate flooring and exposed stonework, centred around a traditional stone fireplace that acts as the focal point of the room. Across the open-plan layout, the lounge section features wood-effect laminate flooring and another stone fireplace with a log burner set on a slate hearth. The surrounding stonework continues across the walls, creating a consistent sense of character throughout the room.

Several carved wooden panels are also displayed within the space, which the owners believe originated from Eton where a relative once worked, adding an intriguing piece of history to the cottage. These details add another layer of interest and help set the cottage apart from more conventional homes.

The dining room window frames a direct view of the castle, connecting the everyday living space with the historic setting outside. The changing light across the stonework throughout the day gives the room a constant visual link to its surroundings.



Continued;

Just off the dining area is the galley kitchen. The layout is practical and well organised, fitted with a range of base and wall units together with a one-and-a-half bowl sink and drainer. Flooring here combines slate with distinctive hexagonal quarry tiles that add further character. The kitchen also includes an electric oven and hob, along with built-in storage cupboards. A spiral staircase rises from this room to the first floor, while a door leads through to the utility room.

The utility room provides useful additional workspace with plumbing for a washing machine, a stainless-steel sink and drainer, and direct access out into the garden. The slate-paved garden area is enclosed by stone walls and offers a private outdoor space with mature planting around the edges. A lean-to structure provides extra

storage, including space for firewood.

Returning indoors, the spiral staircase leads up to the first-floor landing. At the top of the stairs the space opens out into a surprisingly generous area which could work well as a small sitting space, reading area or work-from-home spot. A storage cupboard is also located here, and the castle views continue from this level.

From the landing a door leads into the bathroom, which has been updated in recent years. The room includes a bath, separate corner shower, wash basin and toilet, arranged within a clean and practical layout.

Two steps up from the landing lead to the rear section of the first floor where both bedrooms are located. The main bedroom is a comfortable double room with a built-in

storage cupboard and another window framing views of the castle.

The second bedroom has an L-shaped layout and is currently arranged with two single beds, offering flexibility as a guest room, children's room or additional workspace. A built-in cupboard here helps maintain usable floor space.

Beyond the property itself, the wider setting forms an important part of its appeal. Located in West Wales, the coastline of Cardigan Bay is within easy reach, with beaches, coastal walks and harbour towns all a short drive away. The combination of historic surroundings and access to the coast gives the cottage a distinctive sense of place within this part of the country.

Properties in settings like this rarely become available, particularly those that combine period character and garden area.

For further information or to arrange a viewing, contact Cardigan Bay Properties.

Detached Garage workshop and extra garden available

Up the road a short distance, just beyond the castle entrance, is a detached garage, workshop and cottage garden which is available by separate negotiation. The building has an up-and-over garage door providing space for parking or practical use, along with a separate personnel door leading into a bright workshop/studio area with power, lighting and several windows allowing good natural light. There is also a separate WC and loft access providing additional storage. From the rear of the studio workshop, a door opens into a further enclosed garden area, known as the cottage garden.

Entrance Porch

Lounge/Dining Room

22'3" x 13'6"

Kitchen

21'9" x 6'2"

Utility Room

7'3" x 5'10"

Landing

13'2" x 7'0"

Bathroom

8'7" x 6'1"

2nd Landing

5'6" x 4'0"

Bedroom 1

13'11" x 9'1"

Bedroom 2

14'0" x 13'4" (max, I shape)

INFORMATION ABOUT THE AREA:

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle, which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, a village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major supermarkets and superstores, banks, several public houses, Mwdan theatre, cinema and arts centre, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

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 - Pembrokeshire County Council





TENURE: FREEHOLD .

PARKING: There is no parking directly outside this property.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water, and a log burner in the lounge

BROADBAND: Not Connected - 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 - 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 the neighbour to the garage has planning permission to convert their conservatory into part of the main home.

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.

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. There is a garage/workshop is a short walk up the road, which is available via separate negotiation. This cottage has a spiral staircase.

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:**

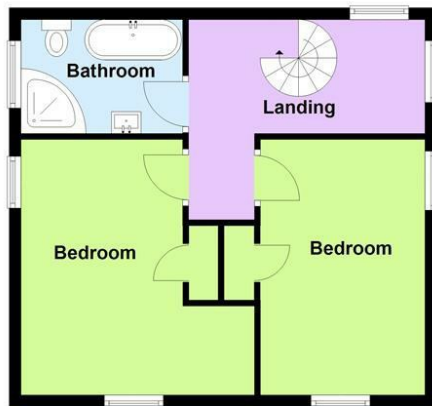
From Cardigan, travel out on the A478 (Tenby Road) until you reach the next village of Penybryn. Turn left here for Cilgerran. Travel into the village, past the primary school, and as you get to the centre of the village, turn left and continue a short distance and the property is located in front of you by the entrance to the castle.



Ground Floor



First Floor



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>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</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 Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto: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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