




24, Trenchard Estate, Cardigan, SA43 2DL

Offers in the region of £165,000



CARDIGAN
BAY
PROPERTIES

EST 2021

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CARDIGAN BAY
PROPERTIES
FOR SALE
AR WERTH
01239 862 500

24, Trenchard Estate, Parcllyn, SA43 2DL

Offers in the region of £165,000

- Three bedrooms, two with partial sea views
- Spacious lounge/diner with electric fire and feature fireplace
- Conservatory with access to the rear garden
- Galley kitchen with breakfast bar and utility porch
- Family bathroom with shower over bath
- Chain Free
- Front and rear gardens with patio
- Off-road parking and separate garage
- Coastal village location, close to Aberporth beach and local amenities
- Energy Rating: D

About The Property

Chain free Looking for a coastal home with space and versatility? This three-bedroom property in Parcllyn, just a mile from Aberporth beach, offers a spacious layout, partial sea views, and the added bonus of a garden, parking, and a separate garage.

This well-proportioned three-bedroom house in Parcllyn offers a practical and adaptable layout perfect for a small family, couple, or investor. Its convenient position within the village provides easy access to Aberporth beach, just a mile away, while still being within a short drive of Cardigan and its amenities.

A porch leads into the entrance hall with stairs leading to the first floor and door into the lounge, these areas offer plenty of useful storage space for a busy home. The lounge/diner spans the depth of the property, with a large window bringing in plenty of light and an electric fire with feature fireplace adds a cosy focal point to this room. Double doors connect to the conservatory, which enjoys views over the rear garden and provides an additional versatile living space.

The galley kitchen has been designed for practicality, with a range of storage units, a breakfast bar, and spaces for appliances. Off the kitchen is a rear porch with further utility space and external access to the garden, making it a handy addition to the home.

Upstairs, the property offers three bedrooms, including two at the front that benefit from partial sea views and built in storage. The third bedroom to the rear offers a useful single room or would make an ideal office space. The family bathroom features a bath with a shower over, a vanity wash hand basin, and WC, all complemented by tiled walls. The landing area also includes useful built-in storage cupboards.



Externally:

Externally, the property has both front and rear gardens. The front garden has its own private driveway and lawn area with space for planting or outdoor seating to enjoy the partial sea views. The rear garden combines patio and level areas to sit and enjoy with space for a shed and enclosed by fencing, making it a safe space for children or pets. The garage is located in a separate block across the road and is an added benefit with further practicality.

The coastal village of Parcllyn offers

a blend of countryside and seaside living, while Aberporth beach, with its shops and eateries, is just a mile away. For more extensive amenities, Cardigan is less than five miles away, providing everything from supermarkets to leisure facilities.

This property is available with no onward chain, making it a straightforward choice for those keen to embrace coastal living or explore its investment potential.

Entrance Porch
10'10" x 4'11" (max - I shape)

Hallway
6'7" x 5'4" (max)

Lounge
17'7" x 13'8" (max)

Kitchen
7'4" x 20'3" (max)

Conservatory
10'7" x 8'9" (max)

Landing
4'8" x 10'9" (max)

Bedroom 1
9'8" x 11'11" (max)

Bedroom 2
9'10" x 9'6" (not inc alcoves)

Bedroom 3
7'6" x 8'7" (max)

Bathroom
5'2" x 7'8" (max)

Rear Porch
6'1" x 3'2" (max)

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

COUNCIL TAX BAND: B - 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: Oil boiler servicing the hot water and
central heating
BROADBAND: Connected - TYPE - Superfast
(speeds of up to 55 Mbps Download, up to 11
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: No Signal
- 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 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 there is planning permission granted on
the field to the left of the entrance into the
estate.

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. Please read our essential information on our property details. The property is on a small estate. The village of Parcllyn is home to an old MOD base which is now operated by QinetiQ (<https://www.qinetiq.com/en/aberporth/about>) . As you look at the property, the grassed area to the right is not owned by this property but has been maintained by them. We are advised that the road through this estate is not adopted and will never be adopted. An indemnity policy is normally needed to cover this.

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.

HW/CY/12/24/OK













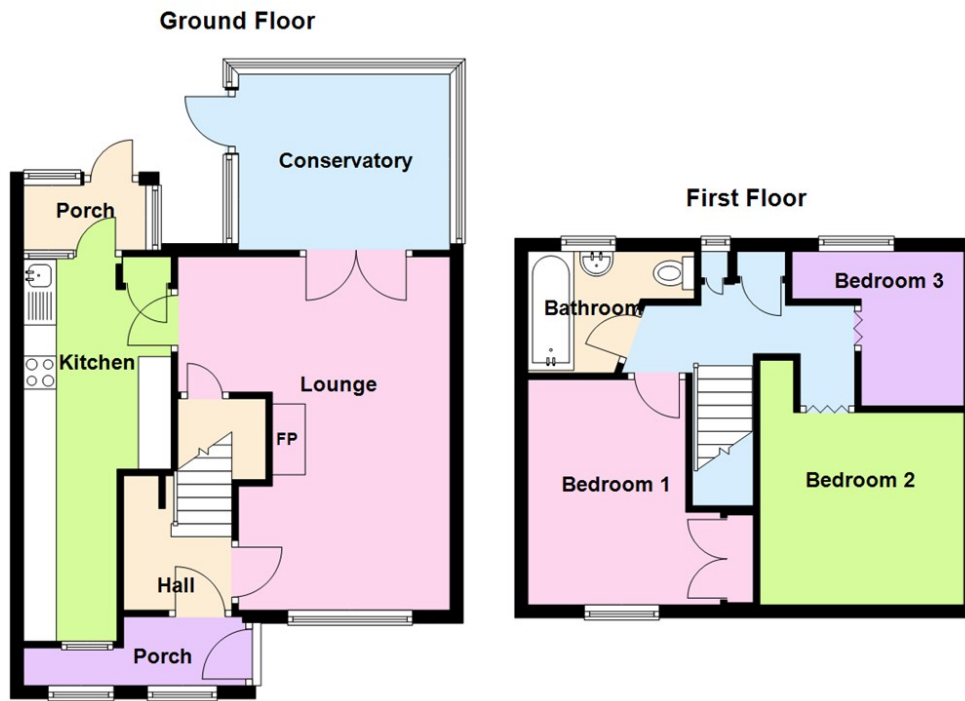
DIRECTIONS:

From Cardigan take the A487 towards Penparc etc. In Tremain take the first left at the roundabout towards Aberporth, take the first left at the next roundabout and continue along this road until you take the first left signposted Parclyn, Felinwynt, Mwnt, Ferwig. Continue along this road into the village of Parclyn, take a right turn into Trenchard Estate. The property is the first on the right hand side,

denoted by our for sale board. What3Words:

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

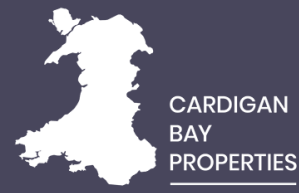
Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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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