



11, Heol Y Wern, North Park Estate, Cardigan, SA43 1NE

Offers in the region of £239,950



CARDIGAN
BAY
PROPERTIES

EST 2021



11, Heol Y Wern, North Park Estate, SA43 1NE

- Detached three-bedroom home on a spacious corner plot
- Ample off-road parking with additional gravel area for further parking
- Lounge/diner with front aspect and rear patio doors leading to the conservatory
- Enclosed rear garden with patio, decked area, lawn, greenhouse, and shed
- 4.9 miles to the beach and coast
- Located at the top of a cul-de-sac on the edge of Cardigan town
- Attached garage with power, lighting, and electric up-and-over door
- Well-equipped kitchen with space for appliances and rear access to a covered porch
- Walking distance to town amenities, with beaches and countryside nearby
- Energy Rating: D

About The Property

Looking for a well-positioned family home with plenty of space inside and out? This detached three-bedroom property sits on a generous corner plot at the top end of a cul-de-sac, just a short walk from Cardigan town centre. With ample parking, a garage, and a generous, enclosed rear garden, it offers both practicality and comfort in a highly sought-after location.

Tucked away at the end of the cul-de-sac, this detached family home benefits from a spacious plot with ample off-road parking and an attached garage. Its location on the outskirts of Cardigan provides easy access to local shops, schools, leisure facilities, and cultural attractions, while the beautiful beaches of Poppit Sands and the scenic walks around Cardigan Bay are just a short drive away.

A step up leads into the entrance hallway, which provides access to the ground floor WC, kitchen, and the lounge/diner. The lounge/diner is a well-proportioned space with a front-facing window and sliding patio doors at the rear, opening into the conservatory. A small serving hatch links the dining area with the kitchen, which is fitted with matching base and wall units, a worktop, and space for appliances. The gas boiler, servicing both central heating and hot water, is wall-mounted here. A rear door leads into a covered porch, which provides additional storage space and access to the garage and rear garden.

Upstairs, the landing leads to three bedrooms and a bathroom. Two bedrooms overlook the rear garden, both featuring built-in storage. The third bedroom, positioned at the front, also includes built-in wardrobes and lovely views to the hills beyond the town. The bathroom is fitted with a corner bath, an electric shower, a wash hand basin, and a toilet. An airing cupboard on the landing houses the hot water tank with an immersion heater.

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Externally:

The outdoor space is a key highlight, with a block-paved driveway offering parking for multiple vehicles. A gravelled area at the side could be used for additional parking if required. Paths lead around both sides of the house, providing gated access to the enclosed rear garden.

Designed for both relaxation and practicality, the rear garden features a patio area immediately outside the conservatory and kitchen doors. Steps lead up to a second patio with a raised decked area, an ideal spot for outdoor dining during the warmer months. A pathway continues through the garden, passing a wooden shed and greenhouse before reaching a lawned section. At the top of the garden is a gated exit providing direct access to New Mill Road.

Offering a great combination of space, convenience, and outdoor living, this property makes an excellent family home in the popular market town of Cardigan.

Hallway

12'11" x 7'1" max (3.96m x 2.18m max)

WC

2'10" x 4'5" max (0.87m x 1.37m max)

Lounge/Diner

13'5" x 20'2" max (4.09m x 6.16m max)

Conservatory

15'8" x 7'9" (4.78m x 2.37m)



Kitchen
10'4" x 11'8" max (3.16m x 3.56m max)

Rear Porch
7'10" x 7'7" (2.39m x 2.32m)

Garage
9'6" x 17'8" (2.91m x 5.41m)

Landing
5'8" x 2'10" (1.75m x 0.88m)

Bedroom 1
8'5" x 8'5" (2.59m x 2.59m)

Bedroom 2
12'1" x 8'5" (3.69m x 2.58m)

Bedroom 3
11'4" x 12'2" max (3.47m x 3.71m max)

Bathroom
8'0" x 8'5" max (2.46m x 2.57m max)

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

COUNCIL TAX BAND: D, Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Mains Gas boiler servicing the hot water and central heating
BROADBAND: Superfast available - Max download speed - 48 Mbps Max upload speed - 8 Mbps 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: 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 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 for a development site up New Mill Road that is behind this property and cul-de-sac, application number A240851
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.

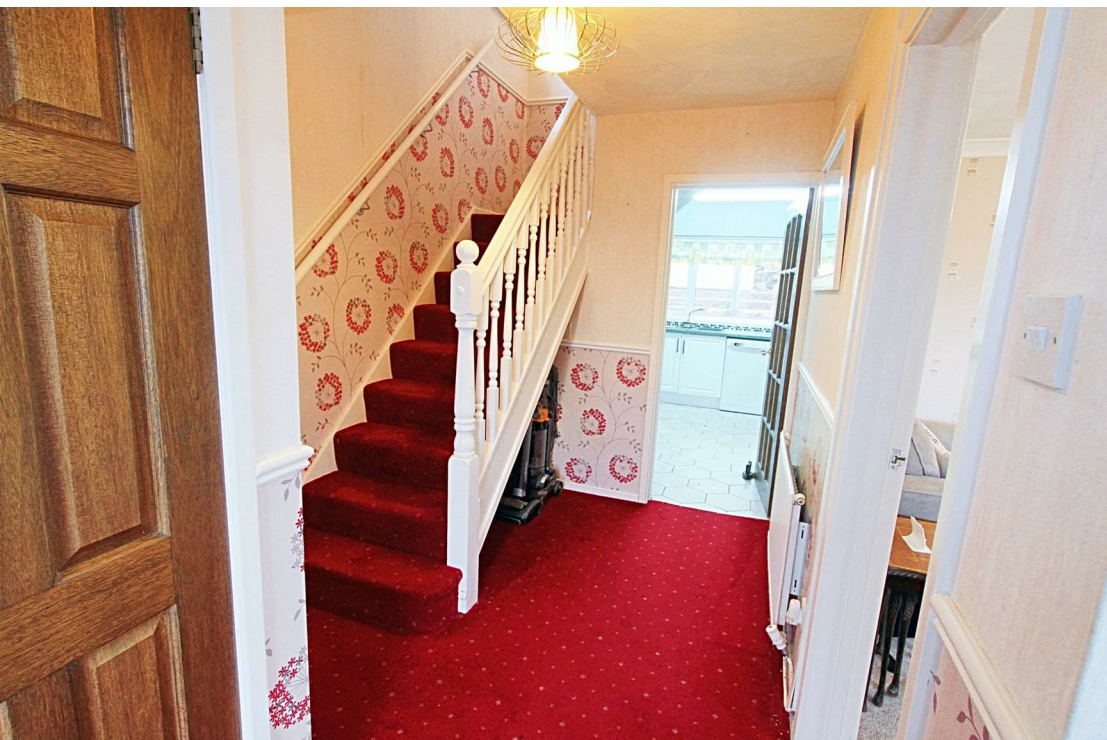
VIEWINGS: By appointment only. The property is located at the end of a cul-de-sac.

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/HW/11/23/OK





Directions

Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Tesco (on your right) you will see a left turning onto Ger-y-Meini, with signposts to Y Rhos, Heol Helyg, Herol Derw, Heol Bedw, Heol Onnen, Heol y Wern and Heol Gollen. Turn down this road and follow the road going along Heol Helyg, bearing right onto Heol Derw, and then turning right onto Heol y Wern. Carry on all the way down to the end and the property can be seen on the left-hand side, denoted by our for-sale board.

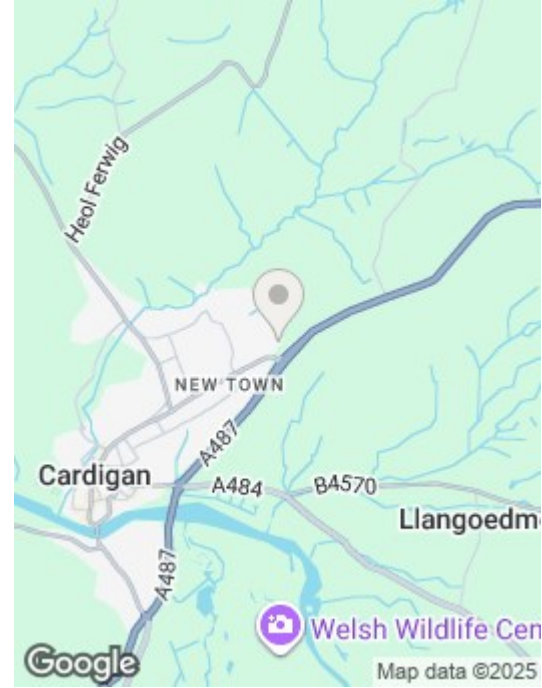
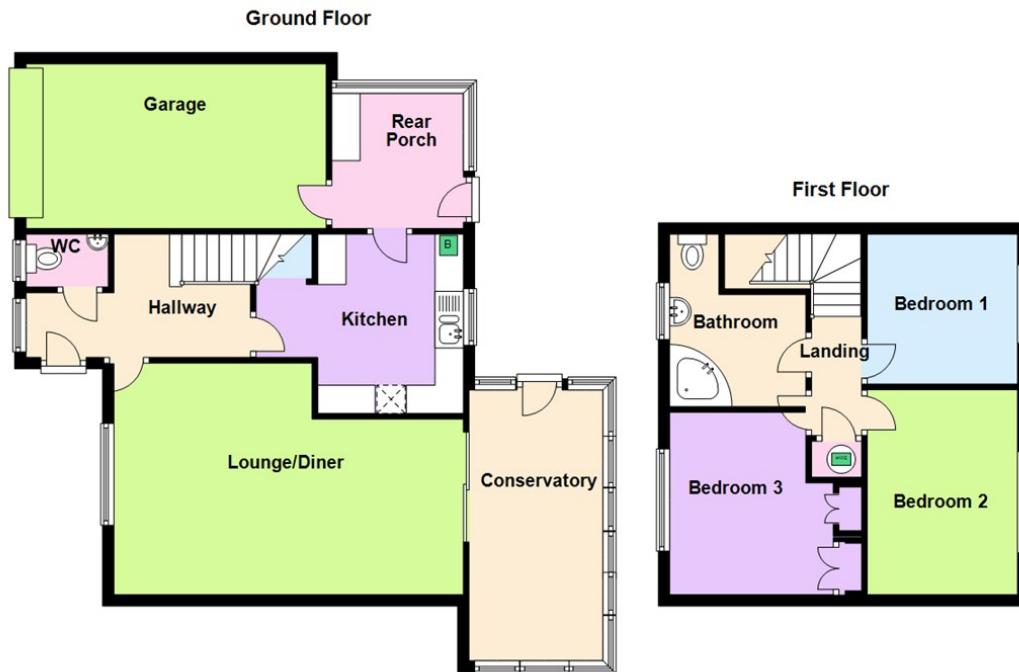
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INFORMATION ABOUT THE AREA:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or helen@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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