

CARDIGAN BAY PROPERTIES

EST 2021

# Ty Coed, Capel Iwan, Newcastle Emlyn, SA38 9LT

## Offers in the region of £275,000

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## Offers in the region of £275,000

- Detached three-bedroom bungalow
- Spacious open-plan kitchen, dining and living area
- Bright sunroom overlooking the garden
- Enclosed rear garden with patio
- Short drive to Newcastle Emlyn and the Cardigan Bay coastline
- Popular village location in Capel Iwan
- Wood-burning stove
- Modern shower room
- Ample off-road parking
- EPC : C



## About The Property

Looking for a modern detached bungalow with generous living space and a good-sized garden in a rural West Wales village?

Located in Capel Iwan, just a short drive from Newcastle Emlyn, this well-presented three-bedroom detached bungalow offers spacious open-plan living, a bright garden room, enclosed rear garden and ample off-road parking, making it an excellent choice for families, retirees or anyone looking for single-storey living.

Situated in the rural village of Capel Iwan, near the popular market town of Newcastle Emlyn, this detached bungalow combines practical single-storey accommodation with generous living areas and an enclosed garden, all within easy reach of the beautiful Cardigan Bay coastline.

A covered entrance porch provides a welcoming first impression before leading into the central hallway, which gives access to all of the accommodation.

The heart of the home is the spacious open-plan kitchen, dining and living area. This is a bright and sociable space with plenty of room for both everyday family life and entertaining. The living area centres around a contemporary wood-burning stove, creating a cosy focal point during the colder months, while the dining area comfortably accommodates a family-sized table.

The kitchen offers a good range of fitted units and worktop space with room for freestanding appliances. It overlooks the rear garden and connects directly to the adjoining sunroom.

The sunroom is a real addition to the property, with glazing on three sides allowing plenty of natural light to fill the room. French doors open directly onto the rear patio, creating an easy connection between the indoor and outdoor spaces during warmer months.

There are three bedrooms, all well-proportioned and capable of accommodating double or generous single bedroom furniture. The principal bedroom enjoys views over the front garden, while the remaining bedrooms provide flexible accommodation for family members, guests or those needing a home office.

Continued:
The shower room has been modernised and features a corner shower enclosure, WC and wash hand basin, finished with attractive tiled walls and flooring.

Outside, the property enjoys excellent outside space.

To the front, a gravel driveway provides ample off-road parking for several vehicles, with lawned gardens and mature shrubs creating an attractive setting.

The enclosed rear garden is mainly laid to lawn with a paved patio immediately outside the sunroom, providing an ideal spot for outdoor dining or relaxing. There is plenty of space for children to play, pets to enjoy or for keen gardeners to add further planting if desired.

The property benefits from oil-fired central heating, double glazing and is presented in good decorative order throughout, allowing a purchaser to move straight in while still offering scope to personalise over time.

Capel Iwan is a popular rural village surrounded by attractive countryside yet only a few minutes from Newcastle Emlyn, where a wide range of independent shops, supermarkets, cafés, restaurants, schools and

everyday services can be found. The spectacular beaches of Cardigan Bay, including Aberporth, Mwnt, Poppit Sands and Llangrannog, are all within comfortable driving distance, making this an excellent base for enjoying both the countryside and the West Wales coast.

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.

Porch
4'3" x 7'2"

Hallway
12'3" x 4'0" (I shape)

Kitchen area
7'7" x 8'8"

Lounge/Dining area
22'2" x 14'4"

Sun Room
12'6" x 8'4"

Shower Room
5'8" x 7'10"

Bedroom 1
10'2" x 12'0"

Bedroom 2
11'3" x 8'5"

Bedroom 3
10'4" x 12'0"

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

COUNCIL TAX BAND: D - . Carmarthenshire . County Council
TENURE: FREEHOLD.
PARKING: Off-Road Parking.
PROPERTY CONSTRUCTION: Timber Framed.
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains .
WATER SUPPLY: Mains
HEATING: Oil and Wood Burning Stove (describe what it does)
BROADBAND: Connected - TYPE - Standard *** - up to 150 Mbps Download, up to 30 Mbps upload *** FTTP, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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/COVENANTS: "THE Purchaser with intent so as to bind (so far as practicable) the property hereby conveyed into whosesoever hands the same may come and to benefit and protect the adjoining property of the Vendors or any part thereof but not so as to render herself personally liable for any breach of covenant committed after she will have parted with all interest in the property in respect of which such breach shall occur hereby covenants with the Vendors and their successors in title as follows:- (a) Not to do or permit to be done any act or thing on the property hereby conveyed which may be or become in any way a nuisance or annoyance or danger to the Vendors or their successors in title or to the owners or occupiers of the adjoining property (b) Not to carry on or permit to be carried on any trade business or









profession whatsoever on the property hereby conveyed (c) Not to do anything on the said Plots which will interfere with the access of light or air to the adjoining property now or formerly owned by the Vendors (d) Not to use the garden or curtilage of the property for any purpose other than as a private garden and to keep the same in a clean and tidy condition

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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk-through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties. The Hot Tub is available to purchase via separate negotiation; this is a modern timber frame property

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.

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/07/26/OK/TR






















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**DIRECTIONS:**

Travelling on the A484 from Cardigan towards Newcastle Emlyn, enter the town and turn left signposted for Capel Iwan (and the secondary school). Pass the secondary school and take the next left, continue on this road until you reach Capel Iwan. Carry on through to the village, and the bungalow is located on your right, the 2nd bungalow before you reach the T-junction in the middle of the village. What3Words: ///tile.marsh.shippers











## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | EU Directive 2002/91/EC | |

Contact Tania on 01239 562 500 or 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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