



Highfield, Feidr Tywod, Cardigan, SA43 1RE

Offers in the region of £399,950



CARDIGAN
BAY
PROPERTIES

EST 2021





Highfield, Feidr Tywod, Penparc, SA43 1RE

- Detached dormer bungalow
- Flexible 4/5 bedroom accommodation
- Useful detached workshop
- Enclosed private rear garden
- Oil fired central heating
- Located in Penparc near Cardigan
- Partially completed fifth bedroom
- Attached garage and driveway parking
- Lots of under eaves storage
- Energy Rating: TBC

About The Property

Looking for a substantial home with flexible accommodation, generous gardens and plenty of useful extra space? This detached dormer bungalow in Penparc, near Cardigan, offers up to five bedrooms (one in need of finishing off), a workshop, garage and a versatile layout that could suit family living, working from home or multi-generational needs.

Set within the popular village of Penparc, just a short drive from Cardigan town and the West Wales coastline, this detached dormer bungalow offers a surprising amount of space both inside and out. The property has clearly been well cared for over the years and offers comfortable accommodation with plenty of scope for the next owners to personalise further if desired. One of the standout features is the partially completed fifth bedroom on the first floor, which has excellent proportions and potential to become an impressive main bedroom suite, hobby room or studio space.

The property is approached via a private driveway providing off-road parking for 3 cars, leading to the attached garage with electric roller door. The frontage has a smart and established feel with mature planting and a covered entrance porch adding a welcoming first impression.

The entrance porch itself is bright and practical with sliding glazed doors and tiled flooring before opening into the main hallway. The hallway immediately gives a sense of the scale of the property with a feature staircase rising to the first floor, built in storage and doors leading off to the main ground floor accommodation.

To the front of the house sits the main living room, a particularly generous reception space with a bay window overlooking the front garden. Decorative wall panelling and a feature fireplace help create a more traditional feel, while the size of the room allows plenty of flexibility for furniture layout.

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Details Continued:

The kitchen/breakfast room is another good-sized space and feels very much like the heart of the home. Fitted with a range of oak-fronted wall and base units, it offers extensive storage and worktop space along with room for informal dining. A feature brick surround houses the built-in hob and oven, adding character to the room, to the side is a walk in pantry with shelving, and to the other side is an airing cupboard housing the hot water tank. Windows to both the front and rear allow plenty of natural light throughout the day.

Leading off from the kitchen is a very useful utility room with additional storage, worktop space and appliance areas, oil fired boiler, and a separate WC. This area also provides internal access to the garage and rear access to the garden, making it ideal for busy family life, pets or gardening

enthusiasts.

To the rear of the property is the dining room with French doors opening out onto the patio and garden beyond. This room works equally well as a formal dining room, second sitting room or even an additional ground floor bedroom if required.

The ground floor also benefits from two double bedrooms (both with built in wardrobes) and a shower room. Bedroom one enjoys views over the rear garden and sits conveniently next to the shower room, making it ideal for anyone looking for mainly ground floor living. Bedroom two is another comfortable double room overlooking the front aspect.

Moving upstairs, the property continues to impress with a spacious landing area and extensive built-in storage tucked into the

eaves. Bedroom three is a generous double room, again with built in wardrobes, while the office/bedroom four offers flexibility for home working, hobbies or guest accommodation.

The family bathroom has been modernised with a contemporary suite including shower cubicle, WC and vanity storage. One of the most eye-catching details is the striking triangular feature window which adds character and draws in natural light.

A particularly interesting part of the house is the substantial partially completed fifth bedroom. Currently used for storage and hobbies, this space offers enormous potential and could quite easily become a superb principal bedroom suite, games room, studio or cinema room subject to requirements. The vaulted ceiling and feature triangular windows give the room a distinctive feel, while the extensive under eaves storage throughout the first floor adds excellent practicality.

Externally:

Outside, the enclosed rear garden is another strong selling point. Mainly lawn with mature trees, shrubs and established borders, it offers a lovely level space for families, gardening or outdoor entertaining. The patio areas provide space for seating and dining while retaining a good degree of privacy. And a courtyard tucked away behind the workshop offers space for the oil tank and storage.

In addition to the attached garage, the property also benefits from a separate workshop building which could suit a variety of uses including hobbies, storage, crafts or working from home.

INFORMATION ABOUT THE AREA:

Penparc itself remains a popular village on the outskirts of Cardigan, offering a handy location for access into town while also being well placed for the coastline and beaches of Cardigan Bay. Cardigan provides a wide range of everyday amenities including independent shops, supermarkets, cafes, restaurants, schools and leisure facilities, while nearby

beaches and coastal walks make this part of West Wales especially popular.

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
4'2" x 12'1"

Hallway
9'6" x 17'1" max

Lounge
18'6" x 13'8" max

Kitchen
14'2" x 10'4" max

Pantry
4'11" x 3'0"

Utility Room
10'8" x 7'1" & 4'8" x 7'6"

WC
5'8" x 3'0"

Integral Garage
17'6" x 14'11"

Bedroom 1
10'11" x 13'5"

Bedroom 2
15'7" x 10'10"

Ground floor shower room
8'11" x 7'4"

Landing
10'7" x 10'6" & 9'6" x 7'0"

Bedroom 3
17'1" x 12'5"

Bedroom 4/office
9'10" x 12'8"

Family Shower Room
8'5" x 12'8" max





Partially completed Bedroom 5
15'8" x 26'8" max

Workshop
18'2" x 10'6"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F - 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 servicing the hot water and central heating

BROADBAND: Connected - TYPE - Superfast / Standard up to 80 Mbps Download, up to 20 Mbps upload, FTTC - 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 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 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 -

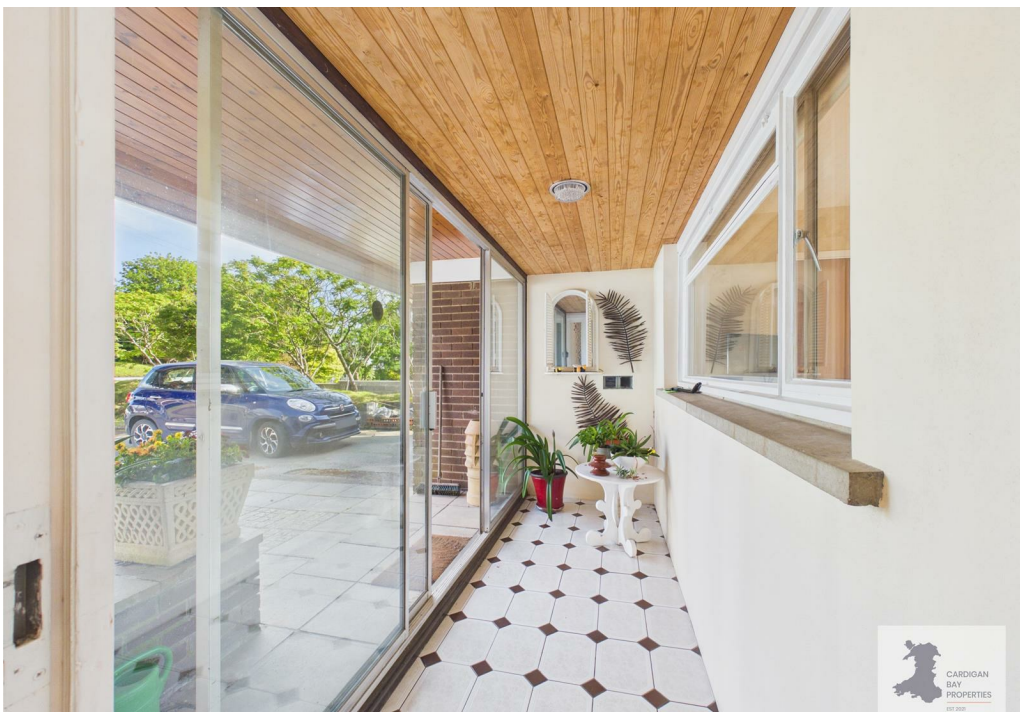
<https://www.youtube.com/@cardiganbayproperties>. One room upstairs has not been plastered, it has been plaster boarded ready.

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.

HW/HW/05/26/OK













DIRECTIONS:

From Cardigan head north along the A487 until you reach the next village, Penparc. Take your first left heading up Feidr Tywod and the property is near the end of this road, on the left hand side,

denoted by our for sale board. What3Words:

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Approximate total area⁽¹⁾

292.8 m²

Reduced headroom

37.3 m²

(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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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 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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