

CARDIGAN
BAY
PROPERTIES
EST 2021

4, Brynheulwen, Cardigan, SA43 2AH

Offers in the region of £115,000

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- Two bedroom semi-detached ex-local authority house
- Living room with good natural light
- Bathroom with bath and shower over
- Air Source heating and new insulation on most walls
- Convenient location near Aberporth and Cardigan Bay
- In need of updating throughout
- Separate kitchen with front garden outlook
- Enclosed rear garden with established planting
- Affordable price point with strong potential
- EPC Rating : D



About The Property

Looking for a well-priced first home or investment opportunity near the coast, with scope to improve and add value? This two-bedroom semi-detached property in Blaenporth offers a straightforward layout, good garden space and easy access to Cardigan Bay and the wider West Wales coastline.

Set within the village of Blaenannerch, just a short drive from the coast at Aberporth and the wider appeal of Cardigan Bay in West Wales, this two bedroom semi-detached ex-local authority property offers a practical layout and a clear opportunity for improvement.

The property is approached on foot from the roadside, with on-street parking available nearby. Entry is into a small porch area leading through to the main hallway, which connects the principal rooms and provides a straightforward flow through the home.

The living room sits to the front of the property and is a comfortable, well-proportioned space with a good sized window bringing in natural light. There is room here for both seating and dining if required, making it a flexible main living area.

To the front, the kitchen is fitted with a range of base and wall units, along with space for freestanding appliances. A window above the sink looks out over the front garden, which is always a nice, practical touch. The kitchen itself is functional but would benefit from updating, giving the next owner a chance to redesign and modernise to suit their own style.

The bathroom includes a bath with shower over, wash hand basin and WC. As with the kitchen, it is serviceable but ready for refurbishment.

There are two bedrooms. The main bedroom is a comfortable double with space for freestanding furniture and a pleasant outlook over the rear garden. The second bedroom is smaller but still usable as a single bedroom, nursery or home office, depending on requirements.

Continued
Externally, the rear garden is a real positive. It is a decent size and enclosed, with a mix of grass, shrubs and a few established trees adding character. There is plenty of scope here for landscaping or simply maintaining as a straightforward outdoor space. The front garden is also a practical space and is enclosed

Overall, this is a property that will appeal to buyers looking for a project at an accessible price point. It is not one for anyone wanting a finished home, but for those willing to put in some work, there is clear potential to improve both the condition and value over time.

The location works well too. Blaenannerch offers a village setting while still being within easy reach of Aberporth's beaches and amenities, along with Cardigan town for a wider range of shops, schools and services. The coastline of Cardigan Bay and everything that makes West Wales so popular is only a short drive away.

INFORMATION ABOUT THE AREA:
Blaenannerch is situated 4.5 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth and the beautiful Cardigan Bay coastline.

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.

Entrance
3'5" x. 3'2"

Kitchen
10'8" x. 10'1"

Hallway
4'3" x 10'3"

Lounge
12'11" x 12'3"

Bathroom
7'8" x 4'11"

Bedroom 1
9'11" x 12'8"

Bedroom 2
10'0" x 6'11"

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: On-Street Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: The Sewerage is unadopted so it's paid monthly to Ceredigion County Council rather than with Dwr Cymru in the regular water bill, the owners is currently paying £39 per month,
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Air Source Heat Pump
BROADBAND: Connected d - TYPE - Superfast ***- up to 1800 Mbps Download, up to 220 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: 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 no issues that they are aware of.
RESTRICTIONS: The seller has advised that Cul-de-sac covenants apply such as, you cant cause a nuisance to your neighbours which includes running a business from your property that would cause a nuisance, need to keep the frontage clean and tidy, and usually you can't keep poultry or pigs at the property. We are awaiting confirmation from Ceredigion County Council to confirm that no other restrictive covenants apply
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.

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.

VIEWINGS: By appointment only. In need of modernisation, an independent surveyor has indicated that the roof MAY need some work we would recommend you make your own investigations and there is damp at the property.. ex local authority bungalow, no official parking with property, there is on street parking available with bays at the end of the cul-de-sac, The Sewerage is unadopted so it's paid monthly to Ceredigion County Council rather than with Dwr Cymru in the regular water bill, the owners is currently paying £39 per month, Cul-de-sac covenants apply such as, you cant cause a nuisance to your neighbours which includes running a business from your property that would cause a nuisance, need to keep frontage clean and tidy, usually you cant keep poultry or pigs at the property. We are awaiting confirmation from

Ceredigion County Council to confirm that no other restrictive covenants apply.

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.

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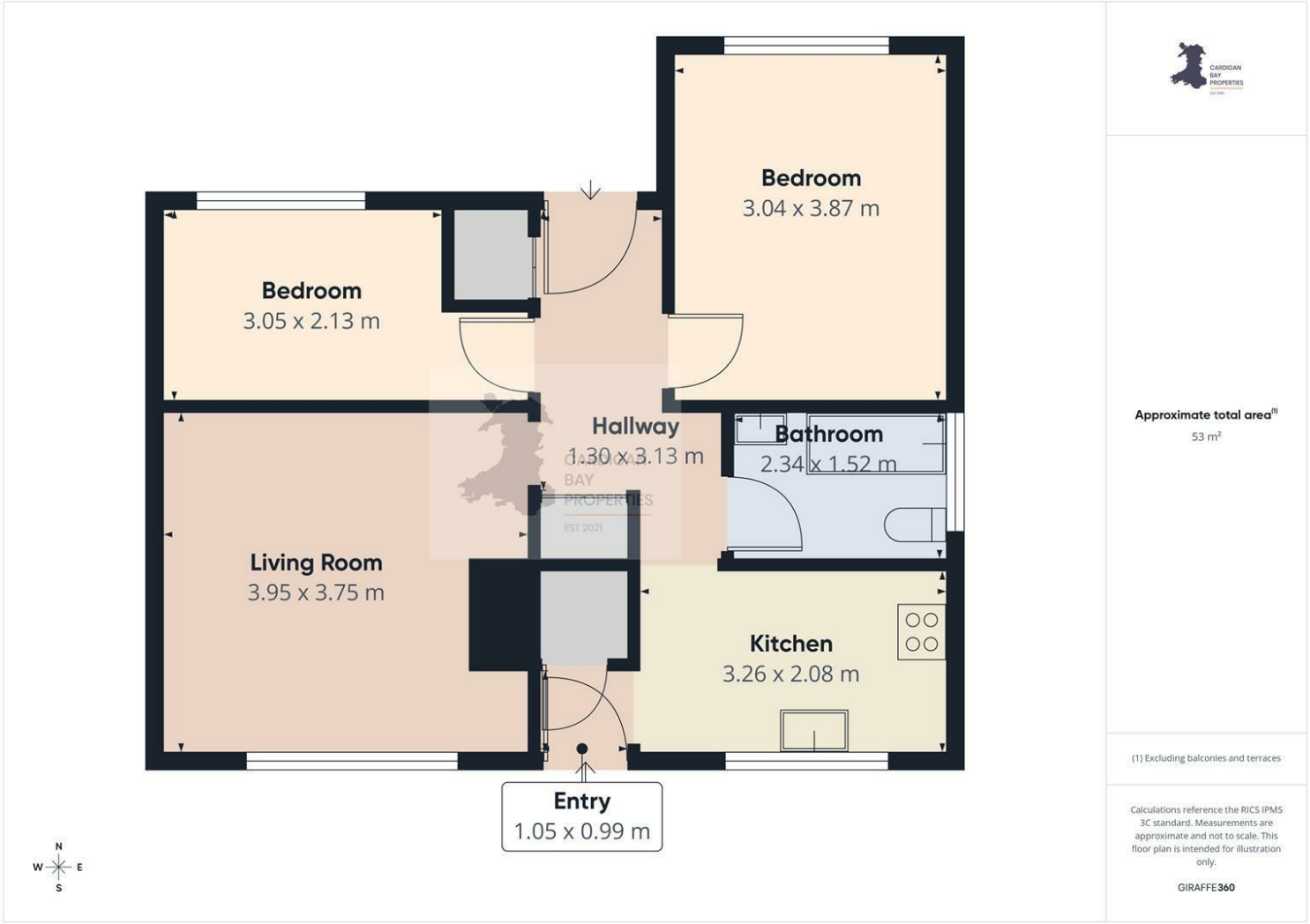

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DIRECTIONS:

From Cardigan, travel Northwards up the A487, go straight over the small roundabout and enter the village of Blaenannerch, turn right just after the garage and then take the next left into Brynheulwen. The bungalow is located on the left, denoted by our for sale board.



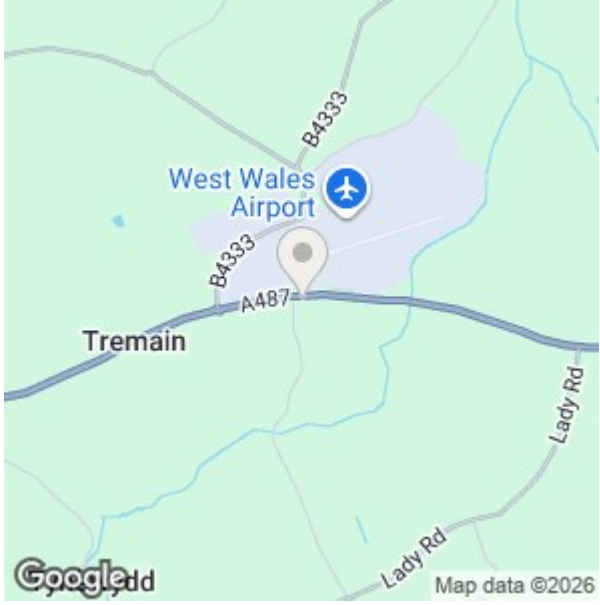
Approximate total area(1)

53 m²

(1) Excluding balconies and terraces

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		71
(55-68) D	62	
(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 562 104 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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