



Highfield, Cnwc Y Dintir, Cardigan, SA43 1BA

Offers in the region of £235,000



CARDIGAN
BAY
PROPERTIES
EST 2021





- Detached two-bedroom bungalow
- Spacious kitchen/diner with dual aspect windows
- Modern shower room with walk-in enclosure
- Low-maintenance paved garden areas
- No forward chain
- Within easy reach of Cardigan town
- Living room with patio doors and gas fireplace
- Attached garage
- Off-road parking on private driveway
- EPC rating : D



About The Property

Looking for a detached bungalow within easy reach of Cardigan town, with the added bonus of no forward chain? This two-bedroom property comes with parking, an attached garage, and low-maintenance outdoor spaces to the front, side, and rear.

Set in the residential area of Cnwc-Y-Dintir, this detached two-bedroom bungalow offers straightforward living within half a mile of Cardigan town centre. The location puts most everyday essentials within easy reach – shops, schools, and places of worship are all nearby – making the setting practical without being busy.

From the driveway, there is access to both the garage and the property via a uPVC double-glazed door. Once inside, the kitchen and dining area have been modernised and provide a comfortable and practical working space. The layout includes a range of wall and base units topped with complementary work surfaces. There's a built-in larder cupboard, a pull-out corner unit for easier access to harder-to-reach spots, and an integrated dishwasher. Space has been left for a freestanding fridge, as well as a cooker, and there's plumbing in place for a washing machine. A boiler is also located here. Dual aspect windows give this part of the house a light feel throughout the day, and there's plenty of space for a dining table as well.

The hallway gives access to all the main rooms, the living room sits off to the rear, and it is a good-sized space with a gas fireplace that brings a bit of character. Patio doors with glazed panels on either side allow natural light to come through and also provide direct access to the rear patio area.

Returning to the hall, the sleeping accommodation offers two double bedrooms. The main bedroom features a built-in wardrobe and the second bedroom is also a double.

The shower room has been updated and includes a walk-in shower enclosure, a low-flush WC, and a handwash basin mounted over a storage unit – a practical use of space and a tidy finish overall.

Continued :

Externally, the property offers a mix of areas without the need for intensive upkeep. To the front, a tarmacked driveway provides off-road parking and leads to the sheltered carport area with access to the side door and onto the garage with an up-and-over door. There is a gravelled area in front of the house, while the side and rear are made up mostly of paved surfaces, with an enclosed area ideal for seating accessed from the lounge, and steps down to the rest of the paved garden. This gives some flexibility for outside seating, raised bed or garden furniture without a large maintenance commitment.

The integral garage includes a window to the rear. Whether used for storage, parking or even light workshop use, it's a flexible space that adds value to the overall layout.

All in all, this property presents a solid option for anyone looking to be close to the town without being right in the middle of it. The bungalow offers a sensible layout, manageable outdoor space, and no forward chain – making it a straightforward move for those wanting to avoid the complications of a long property chain.

With a modernised kitchen/diner and shower room, and paved gardens, all add to the practicality. It's the kind of

place that would suit those seeking a home they can settle into without the need for immediate works.

With the convenience of its location and its layout, the bungalow ticks a lot of boxes – well-placed living in a part of Cardigan that has long been popular. Whether for downsizing, a first home, or a manageable base near town, this is one that makes sense.

Kitchen/Diner

19'10" x 10'10"

Hallway

17'11" x 7'1"

Lounge

14'9" x 13'10"

Shower room

8'7" x 5'5"

Bedroom 1

9'1" x 8'9"

Bedroom 2

13'5" x 8'11"

Garage

16'3" x 9'5"

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.

Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, shops, supermarkets and more, and

within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.

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 & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating

BROADBAND: Connected – TYPE – Standard *** up to 80 Mbps Download, up to 20 Mbps upload *** .

– 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 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 the title deeds state "to erect and thereafter maintain a strong and substantial stock proof fence or wall or hedge between the points marked A and B on the plan"

far as the same relates to the property hereby conveyed"





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.

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. There are steps in the back garden, it is located in 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.

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DIRECTIONS:

From Cardigan town centre proceed onto North Road. Take a left-hand turn onto the B4548 at Cardigan Bowls Club (sign posted Gwbert). Proceed along this road for some then take the next right-hand turning onto Cwnc Y Dintir, follow this road onto Maesglas and on the corner, there is a no-through road on your left signposted for Cnwc-Y-Dintir & Felin Ban, turn up there and the property is the second to last on the left. denoted by our for sale board

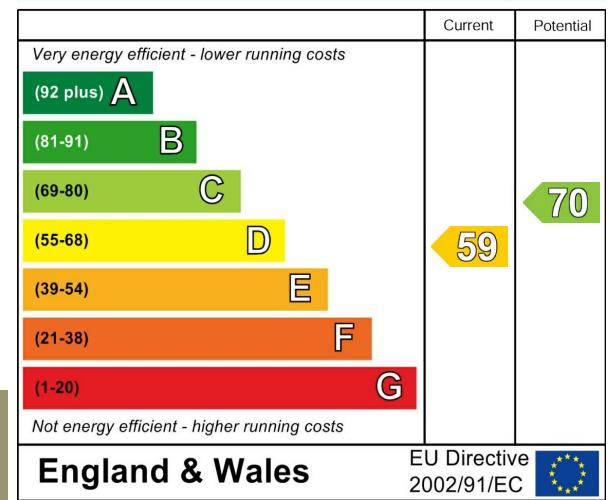
Ground Floor



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



Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC



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