



CARDIGAN  
BAY  
PROPERTIES

EST 2021

5, Derwen Gardens, Newcastle Emlyn, SA38 9NX

Offers in the region of £180,000



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# 5, Derwen Gardens, Adpar, SA38 9NX

Offers in the region of £180,000

- 3-bedroom semi-detached bungalow
- Lounge with front aspect and log fire
- Off road parking
- Two double bedrooms and one single
- Gardens to the front and rear, Handy storage shed
- Short walk to Newcastle Emlyn town and doctors' surgery
- Bathroom with electric shower over the jacuzzi bath
- Terraced elevated rear garden with pleasant valley views
- No forward chain
- EPC Rating: F

## About The Property

**\*No Forward Chain\*** Looking for a property within walking distance of town, with gardens, parking and scope to update and add value? This three-bedroom bungalow in Newcastle Emlyn offers convenience, potential and lovely Teifi Valley views.

Conveniently positioned just a short walk from Newcastle Emlyn town centre and the local doctors' surgery, this three-bedroom ex-local authority semi-detached bungalow offers a great opportunity for someone. Set on a plot with gardens to the front with parking and gardens to rear, the property enjoys lovely views from the elevated rear garden across the Teifi Valley.

The property is approached via a private driveway with parking for 1 car. A path leads to the front door and into the entrance hallway, which gives access to all main rooms.

The lounge sits at the front of the bungalow with a wide window letting in plenty of natural light, a log burner with a wooden mantel provides a focal point (please note it has not been used for over 14 years), there is also a built-in cupboard and fitted bookcases. The kitchen/diner is located at the rear with a range of base and wall units, an electric cooker with hob and extractor fan. There is space for an under-counter freezer, washing machine and dishwasher. It includes a rear door leading out to the garden.

The Hallway benefits from loft access with a drop-down ladder, and the loft is boarded, which is great for storage. There are three bedrooms in total – two doubles and one single – with the front bedroom benefiting from open views across the valley with built-in wardrobes. The bathroom has a jacuzzi bath, with an electric shower over, a WC and a wash basin.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                |
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| Continued                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | scenery.                                                                                                                                                                                                                                                       |
| Externally, the gardens are a real feature. The front garden is mainly gravelled for ease of maintenance, with space to park a car and gated access to the rear garden areas. The rear garden has been thoughtfully landscaped and includes a block-built shed (just off the rear door) that is ideal for garden equipment storage and a path to the side gate. The terraced garden makes the most of space with a patio area and gravelled levels with a variety of trees and shrubs. As they are elevated it also takes in the surrounding | With its excellent location and pleasant outlook, this home is worth viewing. with the added benefit of being within easy reach of shops, cafes, schools and local amenities, as well as the wider attractions of Cardigan Bay and the West Wales countryside. |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Entrance Porch<br>4'8" x 3'3"                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Hall<br>18'2" x 4'5"                                                                                                                                                                                                                                           |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Living Room<br>14'2" x 13'5"                                                                                                                                                                                                                                   |

Bathroom

5'11" x 5'11"

Bedroom 1

12'7" x 10'9"

Bedroom 2

13'7" x 8'5"

Bedroom 3

12'7" x 10'9"

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: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric boiler which services the  
central heating system and hot water

BROADBAND: Connected - Standard \*\*\* up to  
17. Mbps Download, up to 1 Mbps upload \*\*\*  
Wireless - 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  
there are none that they are aware of.

RIGHTS & EASEMENTS: As an ex-local authority  
property it is subject to usual estate  
covenants which include: not to use the  
property or land for any other purpose other  
than a private dwelling, no trade or business  
to be run from the property, not to cause a  
nuisance or annoyance to your neighbours,  
to keep the property tidy and maintain  
boundaries, can't build sheds etc without  
permission from the council, only domestic  
pets are to be kept at the property, must not  
sell intoxicating liquor from the property, can't  
have a shed, house on wheels or caravan on  
the land intended for human habitation. To  
make no structural alterations to the property  
without written consent from the County  
Council.

FLOOD RISK: 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. Viewing info: The property is an ex-local authority. As an ex-local authority property, it is subject to the usual estate covenants, please see above.

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.

#### INFORMATION ABOUT THE AREA:

Newcastle Emlyn is a historic market town found within the stunningly beautiful Teifi Valley which offers an array of independent shops, restaurants, cafes, pubs, Norman Castle, both primary and secondary schools and many other local amenities. Straddling the

Ceredigion and Carmarthenshire border, Newcastle Emlyn provides a perfect base from which to explore the best of both counties and also nearby North Pembrokeshire including the stunning coastlines of Cardigan Bay in West Wales.

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.

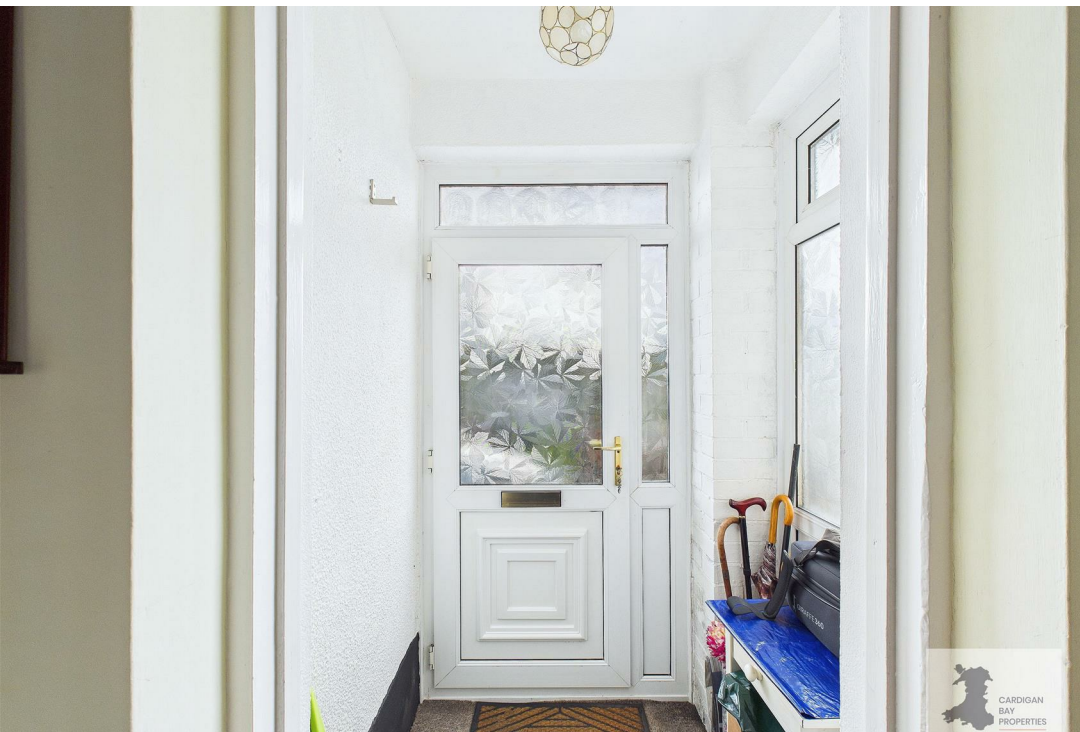
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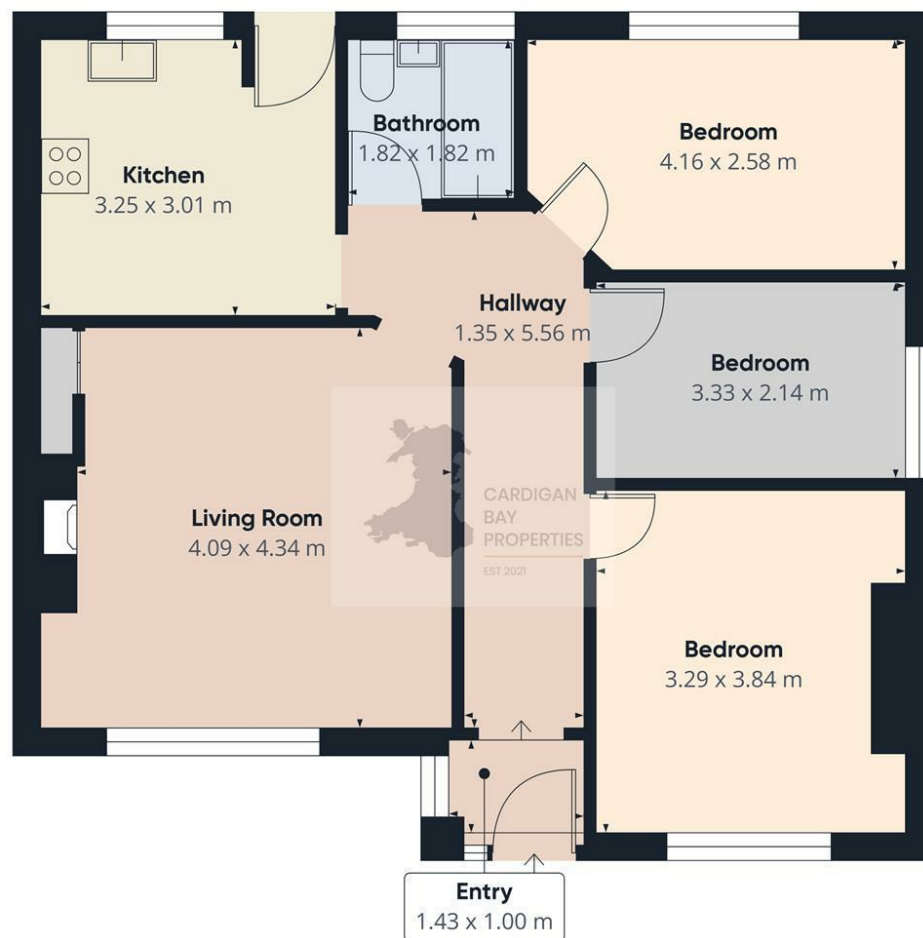


#### **DIRECTIONS:**

From Newcastle Emlyn town centre, head along the High Street, heading to the bridge. Go over the bridge and turn left at the small roundabout and follow the road up and take the first left, passing the doctors on your left. Continue along this road, and the bungalow is located on the right, denoted by our for sale board.







Approximate total area<sup>(1)</sup>  
72.2 m<sup>2</sup>

(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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         | 53                      |
| (21-38) <b>F</b>                            | 23      |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

Contact Coral on 01239 562 500 or [coral@cardiganbayproperties.co.uk](mailto:coral@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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