



Parc y rhos, Bowls Road, Cardigan, SA43 2AR

Offers in the region of £330,000



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- Well-maintained home with practical layout
 - Dining room with oak flooring, storage, and feature fireplace
 - Two double bedrooms with fitted wardrobes
 - Modern shower room with walk-in shower and vanity basin
 - Garden with lawn, patio, greenhouse, and a summer house
- Light and functional kitchen with storage and work space
 - Cosy lounge room with electric fire and stone fireplace
 - 2 porches, one has been used as a home office or hobby room
 - Extensive outbuildings including garage, small workshops, and boiler room
 - EPC rating : E

About The Property

Looking for a home with flexible living space and beautifully landscaped gardens? This property offers well-presented interiors, two double bedrooms, a garage, and a garden with a greenhouse, a summer house, and multiple small workshops

This well-cared-for home offers a practical and flexible layout, with a balance of modern touches and comfortable living spaces. The kitchen is light and functional, fitted with wall and base units, a 1.5 drainer sink, space for a gas oven and hob, and plumbing for white goods. Two windows and a part-glazed door bring in natural light, making this a pleasant and workable area at the heart of the home.

The dining room, with oak flooring, built-in cupboards, and an LPG fire with stone and tiled surround, is a versatile space that can serve both as a family dining area and an additional living space. From here, the lounge provides a cosy setting, with a feature stone fireplace, fitted media unit, and an electric fire, making it ideal for relaxed evenings.

A central hallway links the accommodation together and leads to two double bedrooms, both with fitted wardrobes, along with a side porch that has been used as a home office or hobby room. The modern shower room includes a walk-in shower, vanity wash basin, WC, towel radiator, and tiled flooring.

Externally, the property has a great range of outbuildings. These include a garage with an electric door, two small workshops with power and lighting, a boiler room/store, and a separate WC, offering excellent storage and workspace options. The garden provides lawn, patio seating areas, pathways, mature planting, a greenhouse, and even a summer house. At the front, there is a tarmac driveway and a patio area for parking and easy access.

This is a home that combines comfortable interiors with excellent external features, set within West Wales where Cardigan Bay and its coastal charm are never far away.

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Porch	Shower Room
6'4" x 5'9"	6'4" x 5'8"
Kitchen	Side Porch
10'10" x 10'6"	9'3" x 4'5"
Dining Room / Sitting Room	Garage
12'7" x 9'7"	18'7" x 10'11"
Lounge	Utility Room
16'2" x 14'9"	18'7" x 6'5"
Hallway	Store Room/Workshop
18'0" x 3'9"	11'1" x 8'1"
Bedroom 1	W/C
12'5" x 8'4"	4'9" x 3'0"
Bedroom 2	Small Workshop
9'10" x 9'10"	9'8" x 7'8"

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D Ceredigion

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating / Gas bottles supplying the cooker and a fire

BROADBAND: Connected - TYPE -

Standard ***add in speeds eg - 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](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](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: The seller has advised that their soak away from their septic tank is located on the neighbour's land.

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 TR/TR/10/25/OK/TR

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, please read the important information provided.

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.











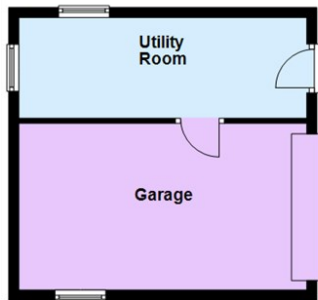


DIRECTIONS:

From Cardigan head northwards along the A487 until you reach the village of Blaenporth. Just before you leave the village turn right onto Bowls Road. Follow this road for a few hundred yards and you will see the property on the left hand side, denoted by our for sale board.



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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