

CARDIGAN
BAY
PROPERTIES
EST 2021

Talardeg, Adpar, Newcastle Emlyn, SA38 9PX

Offers in the region of £365,000

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- Spacious split-level home in Adpar, with no forward chain
- Three bedrooms on the main level
- Substantial additional lower-floor accommodation
- Generous open kitchen and dining room
- Living room opening onto elevated deck
- Far-reaching countryside views
- Useful utility room plus separate WC
- Oil-fired central heating
- Driveway parking plus additional parking opposite
- EPC rating : D



About The Property

No Forward Chain Looking for a spacious and versatile home close to Newcastle Emlyn, with far-reaching countryside views and more accommodation than first meets the eye? This well-presented property in Adpar offers three bedrooms on the main level together with a generous kitchen/dining room, living room and elevated deck, plus a substantial lower floor providing further flexible accommodation.

Set in an elevated position in Adpar, on the edge of the popular market town of Newcastle Emlyn, this well-presented home offers an unusual amount of space arranged over two levels. With three bedrooms on the main level, generous living accommodation, a substantial lower floor and lovely views across the surrounding countryside, the layout lends itself to family life, working from home or simply having additional space for guests and hobbies.

The property is approached from the front, where a driveway provides off-road parking, with the useful addition of further parking opposite the property.

An entrance door opens into a long hallway with storage, which provides access to the bedrooms and bathroom and towards the main living accommodation. There are three comfortable bedrooms on this level, two of which benefit from fitted mirrored wardrobes, while the family bathroom is fitted with a bath with shower over, wash hand basin and WC.

One of the real strengths of the property is the living space to the rear, which makes the most of its elevated setting. The kitchen and dining room form a generous open area, fitted with a good range of Symphony New England Ivory units complemented by Neff appliances and dark work surfaces. There is plenty of room for a family-sized dining table, and the windows immediately draw attention towards the open countryside beyond.

Continued:
A separate utility room provides further fitted cupboards and work surfaces together with space and plumbing for laundry appliances, helping to keep the practical side of the home away from the main kitchen. There is also a separate W/C located off the integral garage.

The dining area opens directly into the living room, creating a sociable flow between the principal reception spaces whilst still allowing each area to retain its own identity. The living room is particularly well positioned, with wide glazed doors framing the outlook and opening directly onto the raised deck.

This deck is a major feature of the home. Running across the rear and enclosed by contemporary glazed balustrading, it provides plenty of room for outdoor seating and dining, with far-reaching views over the rooftops towards the rolling West Wales countryside. It effectively extends the living accommodation outdoors and gives both the living and dining areas a strong connection with the setting.

Perhaps the biggest surprise comes from the lower level.

Accessed via stairs from the dining area, these are cleverly concealed beneath a floor hatch when not required. The hatch is electrically operated by a wall switch, allowing the dining space above to remain usable without a permanent open staircase interrupting the room.

At the bottom of the stairs is a small hallway leading to a further bedroom/study area, currently arranged with space for a desk and seating with direct access to the

garden. There is also a substantial additional bedroom currently incorporating sleeping and sitting areas, together with an en-suite shower room.

This lower level considerably increases the versatility of the property. It could work particularly well as guest accommodation, a teenager's space, home office and hobby area, or simply as useful additional living accommodation alongside the main three-bedroom layout.

Outside, the elevated deck is complemented by a lower garden, reached via steps from the deck or via the side access. The garden incorporates a lawn, paved and gravelled areas, established boundaries and a garden pond, with useful space beneath the raised deck. Its different levels give the outside space plenty of interest without requiring extensive grounds to maintain.

The property benefits from oil-fired central heating and combines a convenient edge-of-town location with an outlook that feels considerably more rural. Newcastle Emlyn provides a good selection of independent shops, cafés, places to eat and drink, schooling and leisure facilities, while the wider location provides straightforward access towards Cardigan, Llandysul and Carmarthen.

Overall, this is a home that is difficult to judge from the roadside alone. Behind its relatively modest appearance is a surprisingly spacious and adaptable interior, with three main-level bedrooms, generous reception space, additional lower-floor accommodation and an elevated deck positioned to take full advantage of the countryside views.

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.

Hallway
6'2" x 20'7" (max I shape)

Kitchen/Dining Room
23'9" x 9'10"

Living Room
11'10" x 16'5"

Bedroom
11'10" x 9'0"

Bathroom
6'3" x 5'9"

Bedroom
9'8" x 9'10"

Bedroom
9'8" x 10'6"

Utility Room
8'9" x 8'10"

Garage
19'7" x 9'1"

W/C
6'9" x 2'5" (max)

Lower Hallway
8'8" x 4'4"

Lower Bedroom
11'8" x 16'8"

En-suite
8'0" x 3'0"

Bedroom/Office
11'8" x 11'10"

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

COUNCIL TAX BAND: E - 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 central heating servicing the hot water









and central heating.
BROADBAND: Connected - TYPE - Standard
***Download: 61-70 Mbps Upload: 14 – 16 Mbps
***FTTC. - 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/COVENANTS: The seller has advised that there are none that they are aware of
RIGHTS & EASEMENTS: The seller has advised that the property is located on a private road with a right of way over all properties to Villa Piave. Each property owns the road immediately in front and the associated parking area and the owner is responsible for its maintenance. There is no agreement in place for when maintenance is needed, each owner re-tarmacs when and if they want to do so.
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 Please note there are security cameras at the property. The access lower floor are via the stairs that are in the dining room and are hidden under a hatch which is opened via switch on the wall. There is a telegraph pole in the corner of the front garden

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.

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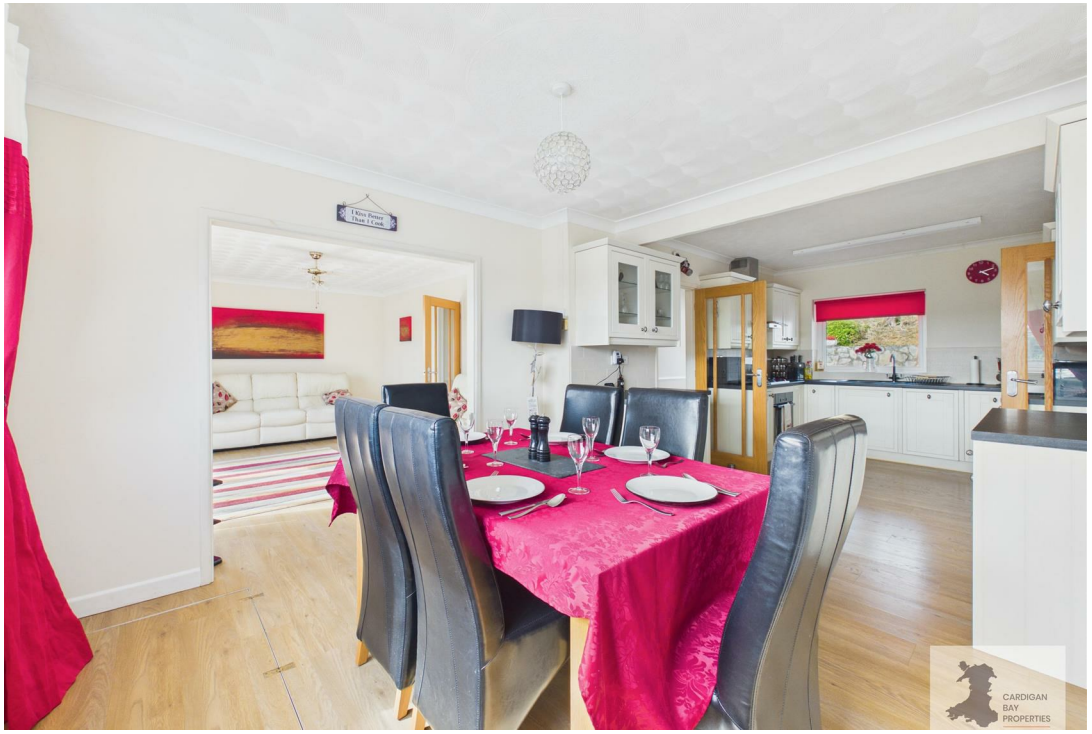














WARNING
I CAN BE NAUGHTY OR NICE, YOUR CHOICE
BOSCH
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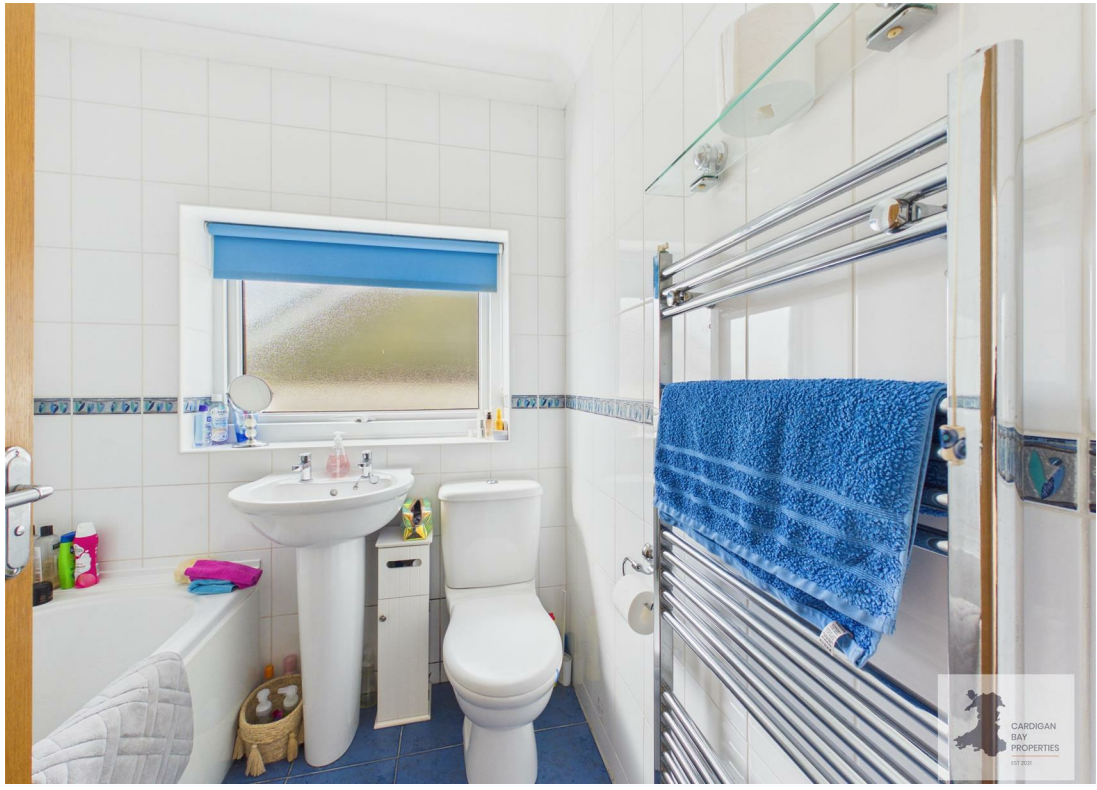
DIRECTIONS:

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 the hill along the B4571. Just as you go up the hill and just before the sharp bend turn left, then take the first left again doubling back on yourself and the property is the 3rd bungalow along, located on your right with additional parking area to your left. Denoted by our for sale board

What3Words ///caravan.essay.boats









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Tania on 01239 562 500 or tania@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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