



CARDIGAN
BAY
PROPERTIES

EST 2021

Pontyderi, Penllyn, Cardigan, SA43 2RZ

Offers in the region of £585,000



4



2



4



D



Pontyderi, Penllyn, Cilgerran, SA43 2RZ

Offers in the region of £585,000

- Substantial Four-Bedroom Detached Home
- Spacious Kitchen/Diner With Central Island
- Beautifully Maintained Established Gardens
- Summerhouse, Greenhouse & Garden Shed
- Walking Distance to Primary School and Village Amenities
- Principal Bedroom With En-Suite & Walk-In Closet
- Three Reception Rooms Plus Study & Separate Utility Room & Pantry
- Detached Double Garage & Ample Parking
- Freehold, Oil Central Heating & Mains Services
- EPC Rating: D

About The Property

Looking for a spacious four-bedroom detached family home with flexible living accommodation, a double garage and beautifully maintained gardens? Situated on the edge of Cilgerran, near Cardigan, this well-presented property offers a generous kitchen/diner, several reception rooms, a study, principal bedroom with en-suite and walk-in closet, and attractive gardens with a summerhouse, greenhouse and seating areas.

Situated in Cilgerran and within easy reach of the market town of Cardigan, this substantial four-bedroom detached home offers generous and versatile living accommodation, beautifully maintained gardens, a detached double garage and ample off-road parking. With several reception rooms, a dedicated study and a spacious kitchen/diner, the property provides plenty of room for family life, entertaining and working from home.

The house has an attractive traditional appearance, with a rendered exterior, contrasting corner detailing and a covered entrance porch. A gated block-paved driveway extends across the front of the property, providing parking for several vehicles and access to the detached double garage. The gardens have been thoughtfully developed over the years, with established planting, lawns, seating areas and spaces for growing fruit and vegetables.

The front entrance opens into a spacious hallway, featuring an attractive ash staircase leading to the first floor. The hallway provides access to the main ground-floor rooms, creating a practical layout with a good balance of open living areas and separate spaces.

The living room is a comfortable and well-proportioned space, with a log burner providing a lovely focal point and additional warmth during the colder months. French doors open towards the garden, bringing in natural light and providing a connection between the indoor and outdoor living areas. With plenty of room for sofas and additional furniture, this is an ideal room for relaxing with family or friends.



Details Continued:

The separate dining room provides ample space for a substantial dining table and features a gas fire, which is currently disconnected but could be reconnected. Glazed double doors lead through to the sunroom, a bright additional reception room with rooflights and windows overlooking the garden.

Appliances include an electric oven, gas hob with extractor, dishwasher and fridge/freezer. There is also plenty of space for a family dining table, making this a sociable room for everyday living.

A separate utility room provides additional storage, worktops and space for laundry appliances, while the adjoining pantry offers useful shelving for food and household supplies. A ground-floor WC under the staircase completes the accommodation on this level.

Upstairs, the galleried landing leads to four bedrooms and the family bathroom. The principal bedroom is a generously proportioned double room benefiting from a spacious walk-in closet and an en-suite bathroom featuring a freestanding bath and separate walk-in shower. The remaining three bedrooms offer

Adjoining the dining room is a study, ideal for working from home or hobbies. The owners advise that the partition between the dining room and study is a stud wall, offering the potential to combine these rooms into one more substantial reception space if needed.

The spacious kitchen/diner is fitted with cream Shaker-style units, contrasting dark worktops and a central island with breakfast bar seating. Integrated

comfortable accommodation for family members or guests, with flexibility for alternative uses if required.

The family bathroom serves the remaining three bedrooms and features a corner bath and separate shower.

Offering generous accommodation, flexible living spaces and beautifully established gardens, this is an attractive family home in a lovely rural setting. Viewing is recommended to appreciate the space and everything the property has to offer.

Externally:
The beautifully maintained gardens are a particular highlight of this property, with established lawns, mature trees, shrubs and colourful planting creating an attractive outdoor setting.

A paved terrace to the rear provides space for outdoor dining and seating, while a timber decked area and steps lead to an elevated gazebo overlooking the garden. There are several different areas to sit and enjoy the surroundings, making the outdoor space particularly appealing during the warmer months.

The garden also includes a timber summerhouse, greenhouse, raised vegetable beds and a separate garden shed, offering plenty of opportunities for gardening, growing produce and outdoor hobbies. Established hedging and fencing provide screening around the garden, while the lawns offer space for family activities.

To the front, the gated block-paved driveway provides ample off-road parking and leads to the detached double garage, offering useful additional storage or workshop space.

The property is also within walking distance of the village primary school.

INFORMATION ABOUT THE AREA:
Cilgerran is an established village on the banks of the

River Teifi, approximately 3.8 miles from the historic market town of Cardigan. The village has a strong community feel and a useful selection of everyday amenities, including local shops, a primary school and village hall, while Cilgerran Castle and the river are reminders of the area's long history. The River Teifi is popular for walking, fishing and water-based activities, and the village is particularly well known locally for its traditional coracle racing.

The nearby Welsh Wildlife Centre and Teifi Marshes provide miles of walking routes and access towards Cardigan, while the wider area opens up plenty of opportunities for exploring the countryside and coast. Cardigan provides supermarkets, independent shops, cafés, restaurants, pubs, schools and healthcare facilities, while the beaches and coastal villages around Cardigan Bay are within comfortable driving distance. It makes Cilgerran a useful base for enjoying both rural Pembrokeshire and the West Wales coastline without being far from the services of a busy market town.

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 Hallway
15'2" x 17'8"

WC
8'9" x 3'1"

Living Room
13'5" x 17'9"

Sunroom
9'8" x 20'6"

Dining Room
17'8" x 14'2"

Study
6'10" x 14'2"

Kitchen/Diner
24'11" x 14'8"





Rear Hall
3'7" x 10'1"

Utility Room
13'2" x 10'2"

Pantry
3'5" x 10'1"

Landing
15'3" x 17'9" max

Bedroom 1
16'5" x 12'9"

En-Suite
8'0" x 14'8"

Walk In Closet
15'10" x 6'3"

Bedroom 2
13'4" x 10'0"

Bedroom 3
12'5" x 14'1"

Bedroom 4
12'0" x 14'2"

Bathroom
9'4" x 7'3"

Garage 1
17'10" x 10'11"

Garage 2
17'11" x 11'1"

Summerhouse
8'8" x 8'9"

Shed
12'0" x 7'10"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNERS THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: G - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/Double Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil / Wood Burning Stove

BROADBAND: Connected - TYPE - FTTP - up to 64 Mbps available in the area. 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 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.

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>

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.

HW/MCM/10/26/OK













DIRECTIONS:

From Cardigan town centre, head towards Tenby/Narberth, taking the third exit at the roundabout and crossing the River Teifi. At the next roundabout, take the first exit onto the A478 and continue for approximately 1.6 miles before turning left onto Cilgerran Road. Follow this road into Cilgerran, taking the first left turn signposted for the Wildlife Centre. At this junction, there is a road to the left with a Welsh Wildlife Centre sign. The property can be found immediately to the right, identified by our For Sale board.

What3Words: ///patch.ringers.dreamer





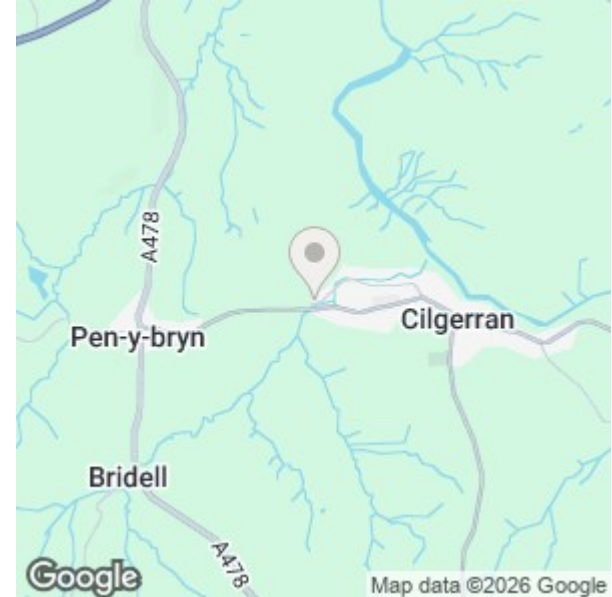
Approximate total area^m
313.8 m²
Reduced headroom
6.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or helen@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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk