



CARDIGAN
BAY
PROPERTIES

EST 2021

Seacroft, Tanygroes, Cardigan, SA43 2HR

Offers in the region of £230,000





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- Detached character cottage
- In need of modernisation
- Exposed stone wall features
- Rear and side gardens
- Good potential to add value
- One bedroom plus attic room
- Spacious living/dining room
- Off-road parking
- Coastal location near Aberporth
- EPC Rating : E

About The Property

Looking for a character cottage near the coast with plenty of potential and a generous garden? This one-bedroom cottage with a useful attic room sits in the village of Tan Y Groes on the road down to Aberporth, offering off-road parking, good outside space and the chance to modernise and add value in a sought-after part of West Wales.

Set along the road leading down to the popular coastal village of Aberporth, this detached cottage offers plenty of character, useful living space and exciting scope for improvement. With off-road parking to the side, gardens to the rear and a spacious attic room, the property could suit buyers searching for a first home, coastal base, investment opportunity or a project in a well-connected part of West Wales close to Cardigan Bay.

The accommodation has a traditional cottage feel in parts, particularly within the main living room where exposed stonework adds character and warmth. The room itself is surprisingly spacious, with plenty of room for both seating and dining furniture, while windows to both sides bring in natural light. Open stairs rise to the first floor attic room, creating an open-plan feel to the space.

Leading off the living room is the ground floor bedroom, a comfortable double room with two windows overlooking the side garden and a feature fireplace housing a stove. The proportions of this room give flexibility for different layouts depending on requirements.

The kitchen sits to the rear of the property and is fitted with a range of base and wall units together with space for appliances. While functional as it is, this is an area where modernisation could really enhance the property further. The bathroom is also positioned on the ground floor and includes a bath, WC and wash hand basin.

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Continued:

Upstairs, the attic room stretches across most of the first floor and offers a surprisingly generous additional space with exposed floorboards, roof windows and countryside glimpses. Although currently used as an occasional bedroom and hobby space, it could lend itself to a variety of uses including a studio, home office or additional sleeping area, subject to any required consents or regulations.

Externally, the property benefits from off-road parking to the side together with gardens wrapping around the rear and side boundaries. The grounds provide a good amount of outdoor space for gardening, seating areas or

further landscaping. Mature trees and established planting help soften the setting, while a useful timber shed provides additional storage.

Tan Y Groes is well placed for access to both the coast and nearby market towns, with Aberporth just a short drive away offering sandy beaches, cafés and access to the Ceredigion Coastal Path. Cardigan town is also within easy reach, providing a wider range of shops, supermarkets, schools and everyday amenities. The surrounding area remains one of the most popular parts of Cardigan Bay, known for its coastline, village communities and relaxed West Wales lifestyle.

Properties in this location with scope to modernise are becoming increasingly difficult to find, particularly those with character features, parking and outside space. Viewing is recommended to appreciate the potential and setting on offer.

Please note: The attic room does not comply with current building regulations for use as a formal bedroom.

Early viewing is advised

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.

Lounge/Dining Area

25'7" x 13'3"

Kitchen

6'5" x 11'1"

Rear Hallway

5'8" x 3'1"

Bathroom

5'9" x 6'10"

Bedroom 1

11'4" x 14'4"

Attic Room

25'7" x 13'7"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Not Connected - TYPE -*** - PLEASE

CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: No Signal / Poor Signal / Good outdoor, variable in-home/ 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: The seller has advised that there is historical Agricultural access to the field behind over the driveway, which is unused, the septic tank is located on the neighbour's land and there is an easement in place to grant access and maintenance.

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 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. Located next to the Tanygroes to Aberporth road. The seller has advised that there is historical Agricultural access to the field behind over the driveway, which is unused, the septic tank is located on the neighbour's land and there is an easement in place to grant access and maintenance.

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.









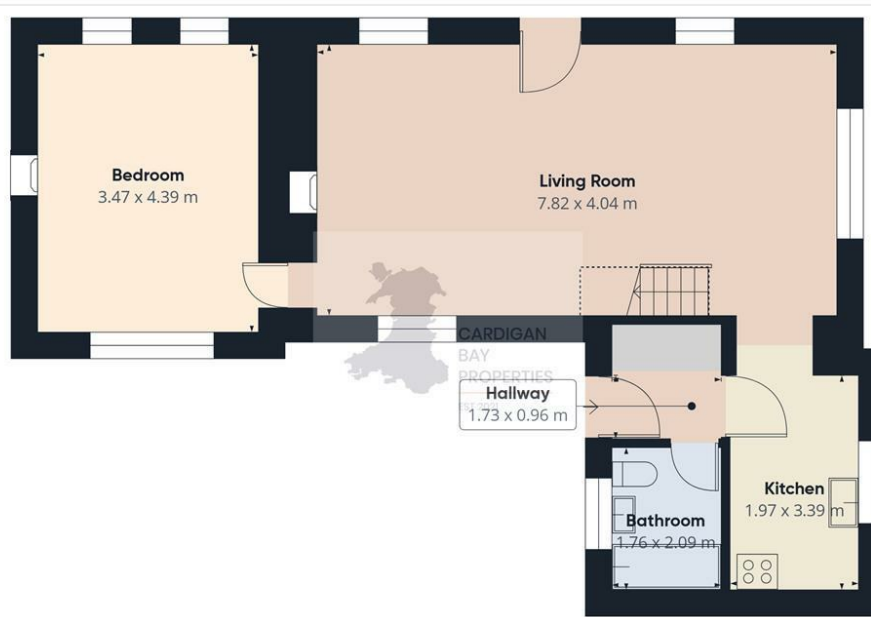




DIRECTIONS:

From Cardigan, continue northward on the coastal road A487 into the village of Gogerddan, at the crossroads, turn left for Aberporth and the property is located about 100 yards down on the left, denoted by our for sale board.





Floor 0



Floor 1



Approximate total area^m
89.8 m²

Reduced headroom
3.8 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		77
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 104 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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