



Cnwc Y Rhedyn, Cardigan, SA43 2DA

Offers in the region of £340,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Cnwc Y Rhedyn, Aberporth, SA43 2DA

Offers in the region of £340,000

- Three-bedroom dormer bungalow in Aberporth
- Walking distance to Cardigan Bay beaches
- Lounge with sliding doors to patio and feature fireplace
- Ground-floor utility room with front and rear access
- Rear garden with sheds and coastal glimpses
- Sea views from lounge and parts of the garden
- In need of modernisation with strong potential
- Kitchen with base/wall units and freestanding oven
- Off-road parking and garage
- EPC Rating : TBC

About The Property

Located in the well-regarded coastal village of Aberporth, this three-bedroom dormer bungalow offers a chance to live within walking distance of the beach while enjoying glimpses of the sea from both the lounge and parts of the garden. Sitting in a position that benefits from good access to local amenities and the wider Cardigan Bay coastline, the property is suited to those seeking a home that can be updated to reflect personal style and needs.

A lawned front garden sets the property back from the road, with a pathway leading through the garden to the main entrance. Once inside, the hallway acts as the central point of the ground floor, with doors to several rooms, two built-in storage cupboards, and an open wooden staircase rising to the first floor.

To the right of the hall is the dining room, offering a space for family meals or social occasions, and positioned conveniently near the kitchen. The kitchen itself includes a one-and-a-half sink with drainer, a range of base and wall units, and a freestanding electric oven with hob. While functional, it presents an opportunity for reconfiguration or modernisation to create a more contemporary layout if desired.

The lounge sits towards the rear of the property and makes the most of the coastal outlook. Double sliding doors open onto a small patio area, with sea views forming a backdrop beyond the garden. A feature fireplace adds a focal point to the room, giving it a homely feel. This space is well-proportioned and suited for both everyday use and entertaining.

Bedroom one, a single, is located on the ground floor and could serve a variety of purposes, from sleeping space to a study. The bathroom is fitted with a bath and sink, and there is a separate WC next to it.

The utility room, accessed from the hallway, has doors to both the front and back of the property, as well as plumbing for a washing machine. From here, the back door leads to steps descending to the rear garden.



Continued:

Upstairs, the landing has a Velux window that brings in natural light. Bedroom two is a double room with built-in wardrobes, while bedroom three is also a double and includes built-in wardrobes. A shower room is positioned between them, fitted with a shower cubicle, WC, and sink.

Outside, the rear garden is partly tiered and includes brick and block garden sheds, along with access to the garage. A rear parking area is also reached from here, providing additional practicality. From certain spots in the garden, there are further glimpses of the sea.

The property has clear potential for updating and redecoration to suit modern preferences. Its layout offers flexibility, and the presence of both ground-floor and first-floor bedrooms could suit a range of living arrangements.

Aberporth itself is one of West Wales' most popular coastal villages, with two sandy beaches, a small selection of shops, and community facilities. It lies along the Ceredigion Coast Path, giving easy access to miles of scenic walking. Dolphins are often spotted in Cardigan Bay, and the beaches are popular for swimming, kayaking, and paddleboarding.

Cardigan town, a short drive away, offers a wider range of shops, supermarkets, schools, and leisure options. From here, the wider West Wales area can be explored, with other coastal destinations such as Tresaith, Llangrannog, and New Quay within reach, alongside rural landscapes and riverside walks inland.

This dormer bungalow combines a sought-after location with the opportunity to modernise. With parking to the rear and a garage, and outdoor storage, it has a practical side to match its coastal position. For those looking for a property in Cardigan Bay that can be shaped to suit individual tastes, it presents a worthwhile prospect.

Hallway
19'5" x 7'0"

Dining Room
9'5" x 9'4"

Bathroom
5'10" x 5'2"

W/C
4'11" x 2'4"

Kitchen
9'7" x 6'10"

Utility Room

Lounge
16'2" x 12'8"

Bedroom 1
9'4" x 9'4"

Landing
8'0" x 4'8"

Bedroom 2
18'4" x 7'10"

Shower Room
6'6" x 5'2"

Bedroom 3
12'8" x 10'0"

Garage

Store Shed

INFORMATION ABOUT THE AREA:

The village of Aberporth benefits from many amenities such as a village shop, post office, pharmacy, pub, cafe, Indian and Chinese takeaway, chip shop, primary school, nursery, and so much more, and the nearby coastal path is a short walk away giving access to the spectacular Ceredigion Coastal Path in Cardigan Bay, 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.

IMPORTANT ESSENTIAL 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 boiler servicing the hot water and central heating

BROADBAND: Not Connected. - 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: 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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. The access road to the side is a Private road and has not been adopted by the local authority. the furniture, fixtures & fittings currently left at the property will not be removed prior to completion.

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.

TR/TR/08/25/OK/CY














DIRECTIONS:

From Cardigan, proceed up the main A487 coast road and travel through the villages of Penparc, Blaenannerch and towards Blaenporth at the roundabout turn left for Aberporth, continue down into the village passing the church on your right, continue down a short distance and there is a right turning into a cul-de-sac with a sign for "Private Road" turn down there at the property is the first on your left.





Energy Efficiency Rating

| | Current | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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