CARDIGAN
BAY
PROPERTIES
EST 2021

1, Brynheulwen, Cardigan, SA43 2AH

Offers in the region of £165,000

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Offers in the region of £165,000

- Semi-detached ex-local authority bungalow
- Well-presented throughout
- Bright lounge
- Front garden with useful entrance porch/store
- Approximately 2.5 miles from Aberporth and the Cardigan Bay coastline
- Two bedrooms
- Modern fitted kitchen
- Spacious enclosed rear garden
- Electric heating and uPVC double glazing
- EPC : TBC

About The Property

Looking for a bungalow with a garden to the front and back, close to the Cardigan Bay coastline?

This two-bedroom semi-detached bungalow in Blaenannerch offers well-presented accommodation, a surprisingly spacious rear garden and plenty of scope for first-time buyers, downsizers or anyone looking for a manageable home within easy reach of Aberporth's beaches and the West Wales coast.

Situated in the village of Blaenannerch, just a short drive from the sandy beaches of Aberporth and the stunning Cardigan Bay coastline, this semi-detached ex-local authority bungalow offers straightforward, single-storey living with an excellent-sized garden and plenty of natural light throughout.

The property is approached via a lawned front garden with a pathway leading to the entrance porch, which provides useful storage before opening into the kitchen.

The kitchen is fitted with a range of modern base and wall units with ample worktop space, an electric hob with extractor above, built-in oven, stainless steel sink and space for additional appliances. A door leads through to the central hallway, giving access to all principal rooms.

The lounge sits to the front of the property and is a bright, comfortable room with a wide window overlooking the front garden, providing plenty of space for both seating and dining furniture.

There are two bedrooms, with the main bedroom being a generous double overlooking the front garden. The second bedroom enjoys views over the rear garden and would work equally well as a guest bedroom, home office or hobby room.

The bathroom is fitted with a white suite comprising a panelled bath with shower over and glazed screen, WC and pedestal wash hand basin.

Continued

Outside is where the property really stands out. The rear garden is much larger than expected for a bungalow of this size, mainly laid to lawn and fully enclosed, providing plenty of space for gardening, children to play or simply enjoying the outdoors. There is ample room for vegetable beds, a greenhouse or even a garden studio, subject to any necessary consents.

The property benefits from electric heating, uPVC double glazing and offers an excellent opportunity for buyers looking to move straight in while still having scope to personalise over time.

Blaenannerch is a small village approximately 2.5 miles from Aberporth and around 5 miles from Cardigan, placing everyday amenities, supermarkets, schools and leisure facilities within easy reach. The nearby coastline offers sandy beaches, the Ceredigion Coast Path and many of West Wales' most popular beauty spots.

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.

Porch
3'2" x 3'2"

Kitchen
8'11" x 9'9"

Hallway
2'11" x 14'2" (I shape)

Bathroom
6'4" x 6'1"

Lounge
9'11" x 13'2"

Bedroom 1
11'11" x 10'5"

Bedroom 2
10'4" x 6'11"

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

COUNCIL TAX BAND: B- Ceredigion County Council
TENURE: FREEHOLD
PARKING: On-Street Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage The Sewerage is unadopted so it's paid monthly or annually to Ceredigion County Council rather than with Dwr Cymru in the regular water bill, the owners is currently paying £389.37 annually for the sewerage.
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains)
HEATING: Electric Heating with immersion heater for hot water
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/COVENANTS: The seller has advised that the ususal Cul-de-sac covenants apply such as, you cant cause a nuisance to your neighbours which includes running a business from your property that would cause a nuisance, need to keep frontage clean and tidy, usually you cant keep poultry or pigs at the property
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.

TR /TR/07/26/OK

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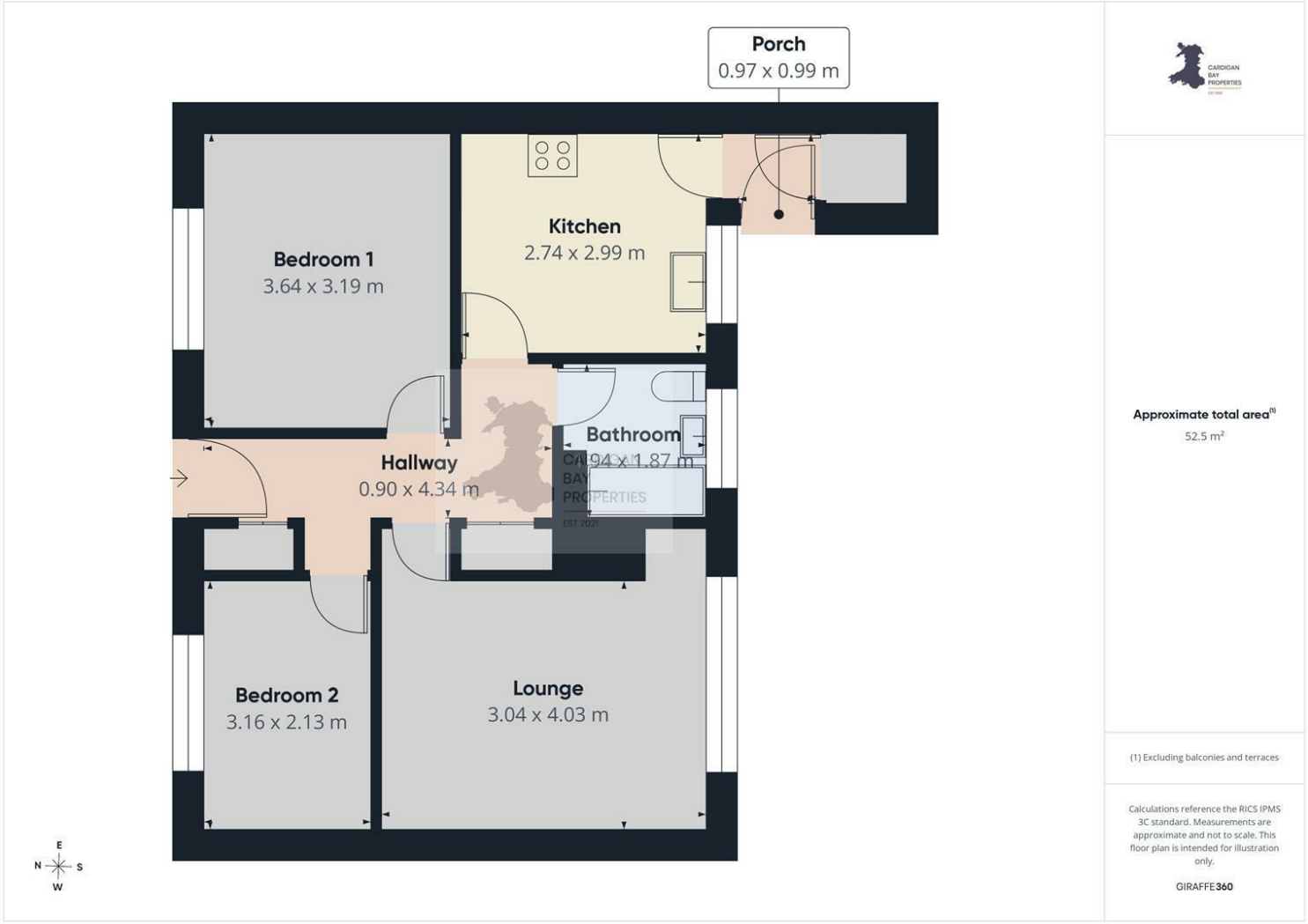
DIRECTIONS:

From Cardigan, travel Northwards up the A487, go straight over the small roundabout and enter the village of Blaenannerch, turn right just after the garage and then take the next left into Brynheulwen. The bungalow the first on the left, denoted by our for sale board.



Approximate total area(1)

52.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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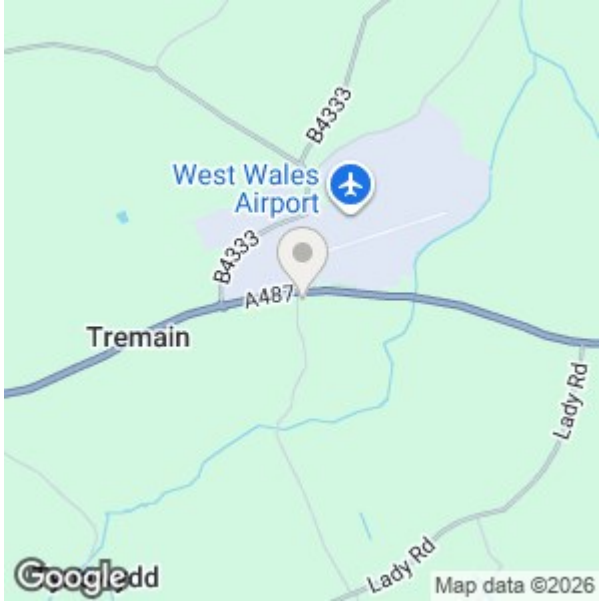

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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