



13, Heol Ty Newydd, Cardigan, SA43 2RT

Offers in the region of £220,000



CARDIGAN
BAY
PROPERTIES

EST 2021





13, Heol Ty Newydd, Cilgerran, SA43 2RT

Offers in the region of £220,000

- Detached two-bedroom bungalow on a corner plot
- Lounge/diner with patio doors to rear garden
- Separate utility room and airing cupboard
- Family bathroom plus additional shower room
- Walking distance to Cardigan via Wildlife Park
- Off-road parking and attached garage
- Kitchen with gas hob and eye-level electric oven
- Main bedroom with built-in wardrobes and double windows
- Rear garden with decking, raised beds and greenhouse
- Energy Rating: E

About The Property

Looking for a manageable bungalow within a village setting, with Cardigan Bay and West Wales countryside on the doorstep? This two-bed property offers off-road parking, attached garage, a functional layout, and the chance to put a personal stamp on the garden.

Set on a corner plot in the heart of Cilgerran, this detached bungalow offers a practical layout and a straightforward garden space with room to make it one's own. Positioned in a popular village location with easy access to both woodland and river walks, the property ticks the boxes for first-time buyers or those looking to downsize within West Wales. The location also benefits from a short walking route, through the Wildlife Park, into the historic town of Cardigan, right on the edge of beautiful Cardigan Bay.

Inside, the layout is simple and functional. A central hallway gives access to all rooms. The lounge/diner is a good size, with patio doors opening onto the rear garden and a feature fireplace adding a focal point to the space. It's a room that catches the light and works well as a combined living and dining area.

The kitchen sits just off the hall and offers matching wall and base units, a gas hob with extractor over, and an eye-level electric oven for convenience. There's space for an under-counter fridge/freezer, space for a kitchen table, and a door leads through to the utility area. In the utility, there's a worktop with storage underneath, plumbing for a washing machine, and access to the airing cupboard. A stable door leads out to the garden, making it a practical space for day-to-day use.

Two double bedrooms are positioned at the front of the property. The main bedroom has built-in wardrobes and dual aspect windows, bringing in plenty of natural light. The second bedroom is also a comfortable double. The home benefits from both a family bathroom with a bath, basin, and toilet, and a separate shower room with cubicle, basin, and toilet—ideal for guests or busy mornings.



Externally:

Outside, there's a drive for one vehicle and an attached garage, and a small lawn area wrapping around the front and side. A ramped path leads to the front door, which is handy for accessibility. Paths run along both sides of the bungalow and lead into the rear garden.

The garden at the back has potential for improvement and personal touches. It currently features raised beds, a decked seating area in the corner, and a small greenhouse which could be brought back into use with a bit of care. There's also the remains of another greenhouse and a timber shed for garden tools or storage. There is also a

door giving rear access into the attached garage.

For anyone looking for a sensibly sized home in a well-served village setting within reach of the coastline and countryside of West Wales, this property offers a balanced mix of practicality and potential.

Hallway
13'10" x 9'4" I shaped

Lounge/Diner
21'3" x 12'7"

Kitchen
13'4" x 9'0"

Utility
4'10" x 7'1"

Airing Cupboard

4'10" x 1'7"

Bedroom 1

12'9" x 10'11" max 29'6" plus wardrobes)

Bedroom 2

9'4" x 13'0"

Bathroom

6'3" x 5'6"

Shower Room

8'3" x 2'6"

Attached Garage

19'1" x 10'6"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build / Timber Framed

SEWERAGE: Private Drainage / Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: The owners believe it is Mains

HEATING: Gas (LPG) boiler servicing the hot water and central heating

BROADBAND: Connected / Not Connected - TYPE - Superfast / Standard ***- up to 51 Mbps

Download, up to 8 Mbps upload available in the area *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - 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 none 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 although it is a bungalow.

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.

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. The property is located on a small cul-de-sac. The garden is in need of updating. The property is a deceased estate, the sellers will not know the answer to all questions, they believe its mains drainage but are not 100% sure, this will need to be verified by searches.

PLEASE NOTE - Two photos in these details have been home staged by AI to give an illustration of what the space could look like with furniture. This is for illustration purposes only.

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/HW/04/25/OK















DIRECTIONS:

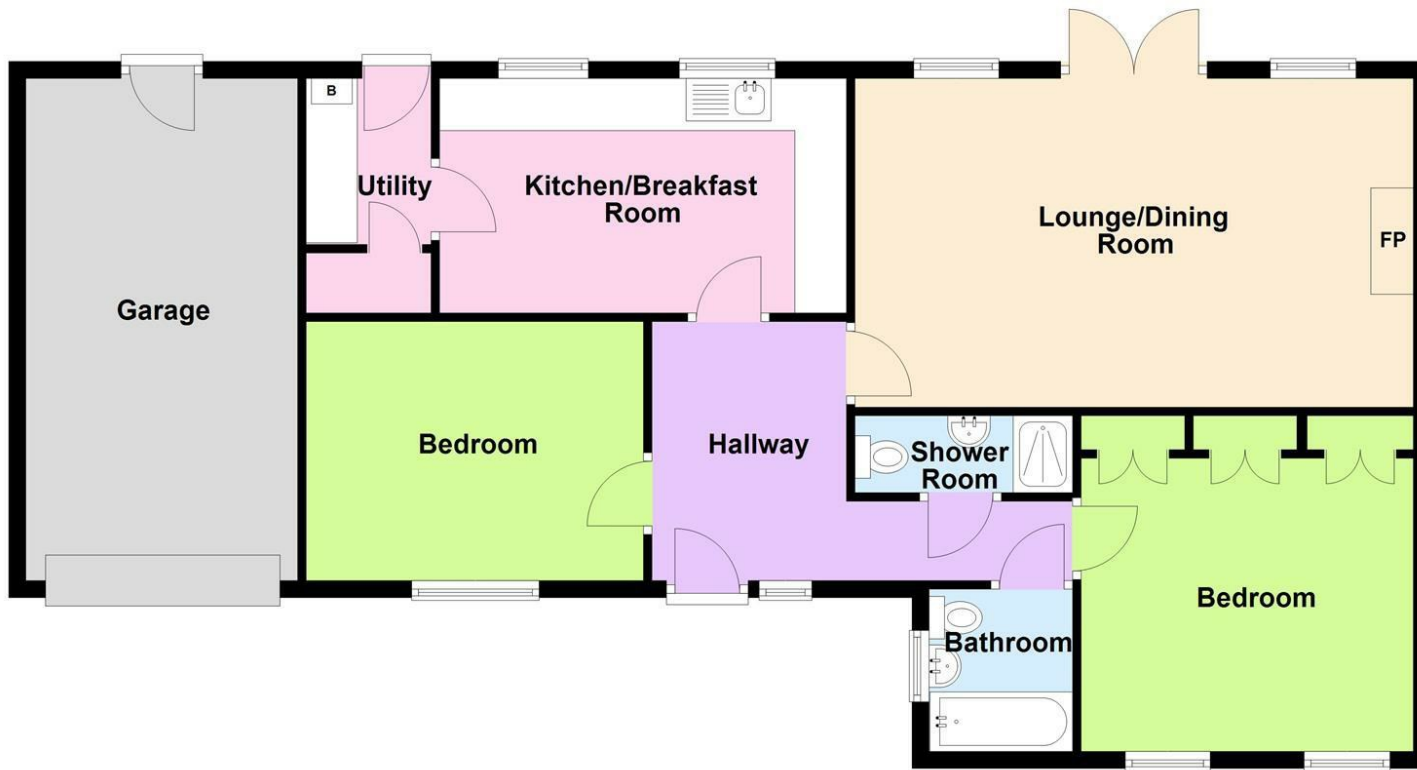
Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, the old garage and village hall all on your left-hand side. After the village hall you will see a turning on the right into Heol Ty Newydd. Turn right here and turn right at the end of the road. Follow this to the end and the property is on the left-hand side in the corner, denoted by one of our for-sale boards. What3Words: ///dignify.magazine.onion

INFORMATION ABOUT THE AREA:

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path 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.



Ground Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



EST 2021