CARDIGAN
BAY
PROPERTIES
EST 2021

21, Maes Rheithordy, Cardigan, SA43 2TZ

Offers in the region of £260,000

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- Modern three-bedroom semi-detached house built in 2020
- Spacious living/dining room with French doors to the garden
- Principal bedroom with en-suite shower room
- Attractive landscaped and enclosed rear garden
- Countryside views to the rear and approximately 3.8 miles from Cardigan
- Cul-de-sac position within Maes Rheithordy, Cilgerran
- Contemporary fitted kitchen with integrated dishwasher
- Ground-floor WC/utility with washing machine space
- Off-road parking for up to three vehicles
- EPC rating B

About The Property

Looking for a modern three-bedroom home in a popular village, with countryside views and the coast within easy reach? Built in 2020, this well-presented semi-detached house offers a spacious living/dining room, en-suite principal bedroom, landscaped rear garden and off-road parking for up to three vehicles, all within walking distance of the centre of Cilgerran.

Built in 2020 and positioned within the small development of Maes Rheithordy, this modern three-bedroom semi-detached house offers a practical and well-presented home in the popular Pembrokeshire village of Cilgerran. Set towards the end of a cul-de-sac, the property enjoys views across the surrounding countryside from the rear and combines modern accommodation with a landscaped garden and generous off-road parking.

The property is approached across a paved frontage, with a canopied entrance porch providing access into the hallway. From here, doors lead to the kitchen, WC/utility and living room, with stairs rising to the first floor.

The kitchen is positioned at the front of the house and has a clean, contemporary finish, with a range of white wall and base units complemented by wood-effect work surfaces and tiled splashbacks. There is an electric oven with hob and extractor above, an integrated dishwasher, space for a fridge/freezer and a one-and-a-half bowl sink positioned beneath the front window. The oil-fired boiler is also housed within the kitchen.

Across the hallway is the useful ground-floor WC/utility. This has been designed to make good use of the space, incorporating a WC and wash hand basin set into a work surface, together with space and plumbing below for a washing machine.

Details continued:
Occupying much of the rear of the house is the living/dining room, a particularly good-sized everyday living space measuring approximately 4.93m x 4.40m. There is plenty of room to arrange separate seating and dining areas, while French doors open directly onto the rear garden. This connection with the outside works particularly well during the warmer months and allows the garden to become a natural extension of the living space. A useful under-stairs cupboard provides additional storage.

From the hallway, the staircase rises to the first-floor landing, where there is access to all three bedrooms, the family bathroom and additional storage.

Bedroom one is positioned at the front of the property and is a comfortable king-sized room with its own en-suite shower room. The en-suite comprises a double shower enclosure, WC and wash hand basin, along with a heated towel rail.

The remaining two bedrooms are positioned towards the rear of the house and enjoy an outlook across the garden towards the countryside beyond. Bedroom two provides another useful bedroom and is currently arranged as a home office, demonstrating the flexibility of the accommodation for anyone working from home. Bedroom three incorporates a built-in double bed frame.

Completing the first floor is the modern family bathroom, fitted with a bath and shower above, WC and wash hand basin, with part-tiled walls and a heated towel rail.

Externally
Outside, the property benefits from particularly useful parking. A brick-paved driveway extends along the side of the house with space for two vehicles, while the paved frontage provides space for a further vehicle.

A gated pathway leads around the side of the property into the enclosed rear garden. This has been thoughtfully landscaped to create an attractive but relatively straightforward outside space to look after. Raised timber flower beds bring plenty of colour to the garden, complemented by areas of crushed slate, a central lawn and several places for outdoor furniture.

There is a decked seating area as well as a further gravelled seating space, giving a choice of spots for sitting outside, eating outdoors or entertaining. Timber fencing encloses the garden, while a screened section houses the oil tank. French doors from the living room open straight onto the garden, making the layout particularly practical for day-to-day family life and summer gatherings.

One of the property's additional advantages is its position within Cilgerran. Although part of a modern development, the rear outlook reaches beyond neighbouring gardens towards the surrounding green countryside, giving the house a more open feel than might initially be expected from its cul-de-sac setting.

Overall, this is a well-balanced modern home that should appeal to a range of buyers, particularly those looking for a property that is ready to move into without taking on a major renovation project. The combination of three bedrooms, two bathrooms, a good-sized living/dining room, landscaped garden, countryside outlook and parking for up to three vehicles makes it a particularly practical option, while the village setting keeps Cardigan and the coast close at hand.

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.

Hallway
10'8" x 5'6"

WC
7'2" x 3'6"

Kitchen
12'3" x 7'7"

Lounge/Dining Room
16'0" x 14'4"

Landing
12'7" x 3'7"

Bathroom
7'10" x 4'9"

Bedroom 1
10'1" x 11'4"

En-suite
6'6",698'9" x 5'3"

Bedroom 2
10'1" x 7'11"

Bedroom 3
9'2" x 7'7"

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

COUNCIL TAX BAND: C - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional, Modern Timber Framed
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil, servicing the hot water and central heating
BROADBAND: Connected - TYPE - Superfast - up to 1600 Mbps Download, up to 115 Mbps upload *** FTTP. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - https://checker.ofcom.org.uk/ (Link to https: // checker . ofcom . org . uk)
MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home 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/HW/09/26/OK

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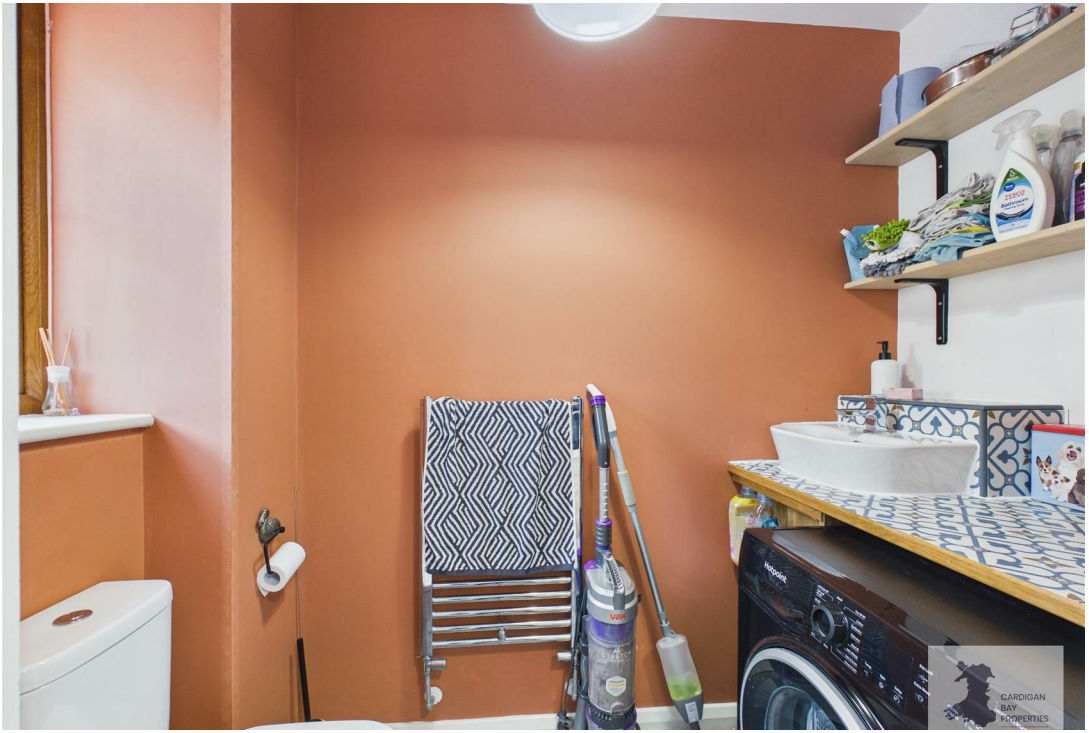
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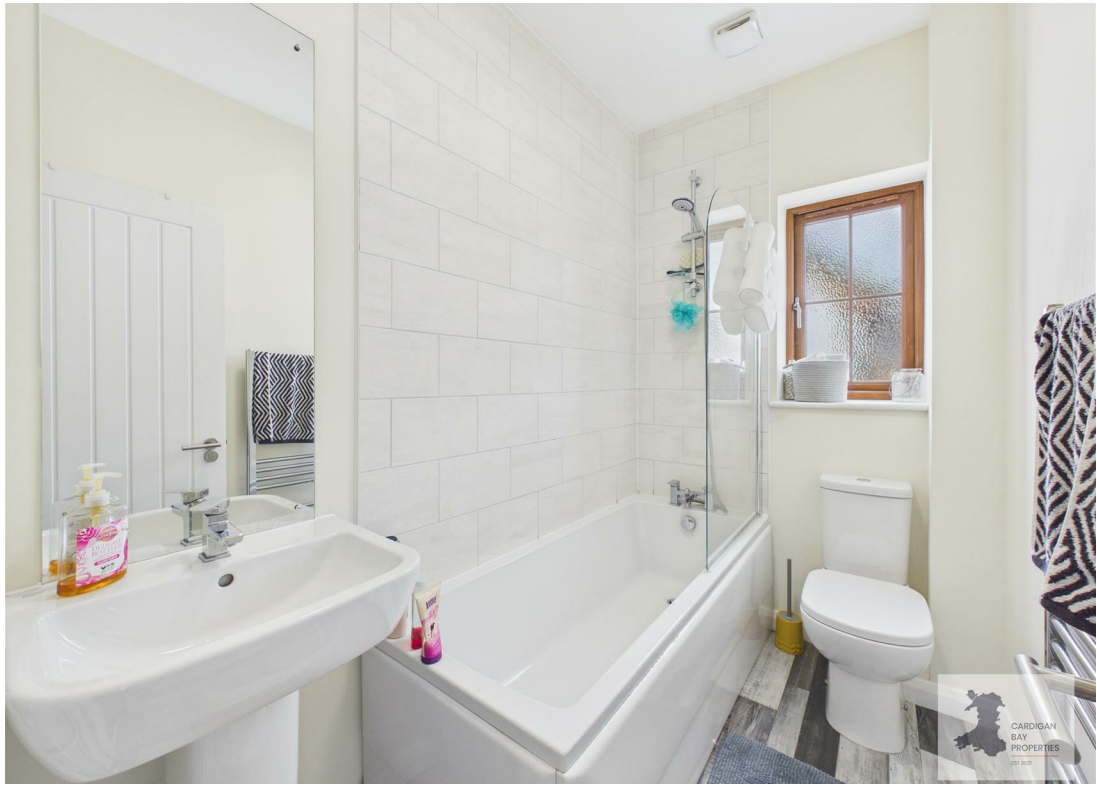
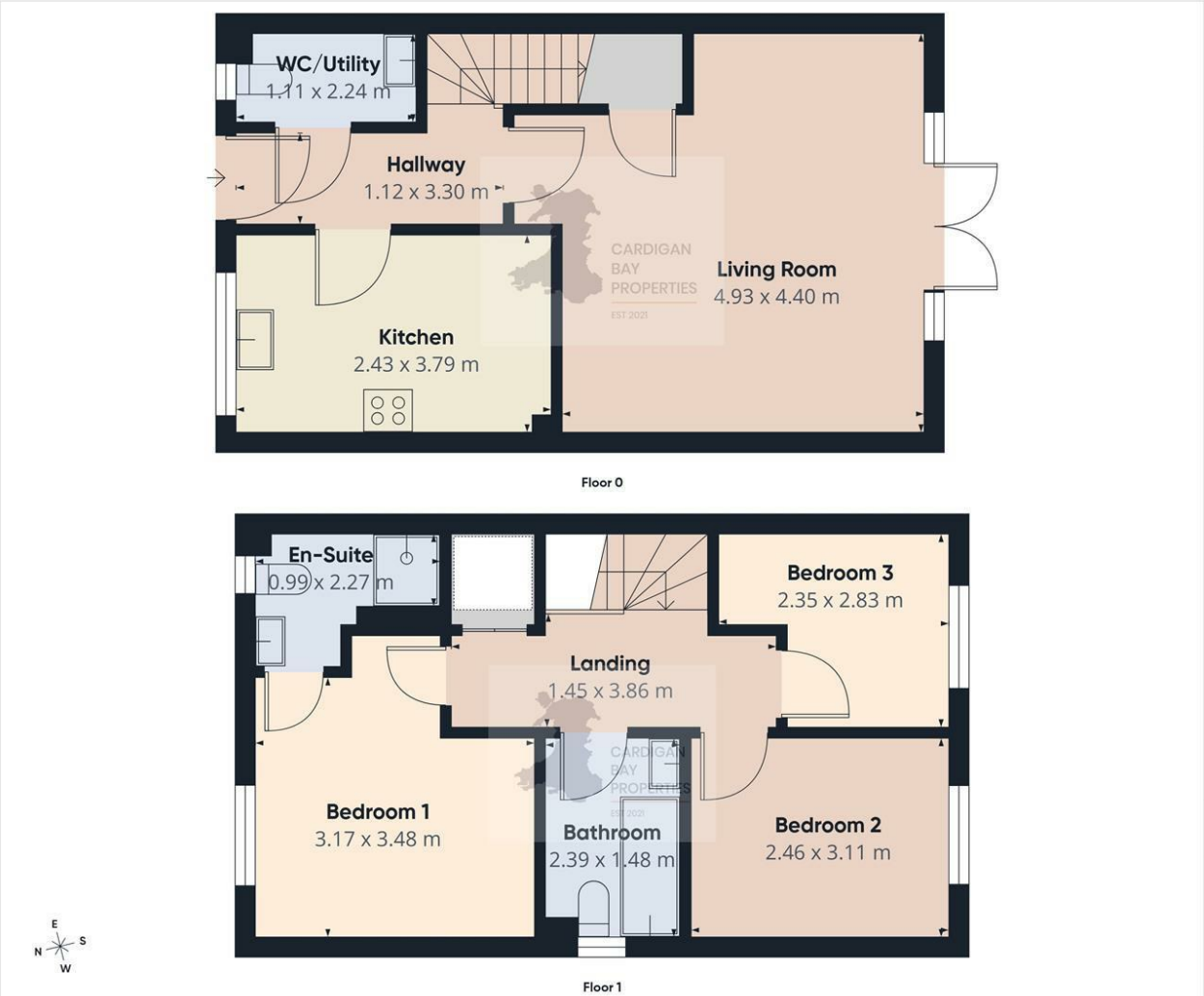
DIRECTIONS:

What3words - ///cobbles.freezing.smothered From Cardigan travel on the A487 towards Cilgerran. At the village of Penybryn turn left, opposite the pub and head into Cilgerran. As you enter the village turn right before the primary school into Maes Rheithordy, into the cul-de-sac take the right turn, and the property is located on the left towards the end of the cul-de-sac, denoted by our for-sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	91
(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 Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

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