

CARDIGAN
BAY
PROPERTIES
EST 2021

Benledi, Blaenannerch, Cardigan, SA43 2AL

£370,000

3 2 1 B



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£370,000

- 3 Bedroom bungalow
- Air source heating
- Off road parking
- 2.6 miles from the beach at Aberporth
- Popular Blaennanerch village location
- Solar panels with batteries
- Coastal location
- Garage, workshop & summerhouse/studio
- 4.5 miles north of the market town of Cardigan
- EPC Rating : B



About The Property

Nestled in the charming village of Blaenannerch, just a stone's throw away from the picturesque beaches of Aberporth and Tresaith, this detached bungalow boasts a deceivingly spacious interior, this well-presented property offers 3 bedrooms and an attic room for you to make your own. The village of Blaenannerch is situated 4.5 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth and the beautiful Cardigan Bay coastline.

Step inside the inner porch to the hallway with doors off to the master double bedroom, the 2nd bedroom, a modern family bathroom with shower, bath, w/c and wash hand basin, the utility room extension benefits from a range of base and wall units a Belfast sink, and space and plumbing for a washing machine and tumble dryer, also it has a door giving you access onto the patio area and front gardens. The generous living room and open-plan kitchen, is perfect for entertaining and relaxing, while a separate dining room provides versatility to suit your needs. The rear hallway accesses the additional shower room, and the 3rd bedroom, which has stairs up to access the attic room which could be utilised as an office area or even an additional dressing room, this all adds to the practicality of this lovely home.

Outside, the bungalow is surrounded by front and rear gardens, the front has been landscaped with mature shrubs, trees and flowers around a lawn area, as well as a vegetable growing area with raised beds for ease of gardening and a greenhouse, the patio is part canopied by the veranda all offering a tranquil outdoor space to enjoy. Wile the rear is mainly a parking area for up to 6 vehicles, so you'll never have to worry about where to park. Additionally, a sunroom/studio with a w/c and a spacious garage with an additional workshop provide ample storage and creative space.

Continued

Benefiting from modern comforts, this property features double glazing throughout, solar panels, and an air source heat pump, ensuring both energy efficiency and eco-friendliness. Please note that the original part of the bungalow is part Woolaway construction

Don't miss out on the opportunity to own this charming bungalow in a sought-after location. Embrace the peaceful village life while being just a short distance from the stunning coastline. This property has so much to offer - come and see for yourself!

Entrance

Porch
7'3" x 4'5"

Hallway
18'0" x 4'10" (max)

Kitchen / Living room
25'1" x 19'7"

Dining Room
14'8" x 10'8"

Bathroom
11'5" x 6'10"

Bedroom 1
18'9" x 10'4"

Bedroom 2
14'8" x 7'11"

Utility Room
11'3" x 7'2" (max)

Rear Porch
7'8" x 3'9"

Shower Room
7'1" x 5'11"

Bedroom 3
13'7" x 10'3"

Loft Room
15'2" x 10'9"

Garage
24'4" x 17'2"

Workshop
12'0" x 11'3"

Summer House/Studio
18'6" x 12'6"

Studio W/C
4'4" x 4'4"

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

COUNCIL TAX BAND: C - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build & Non-Standard construction
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity
WATER SUPPLY: Mains
HEATING: Air Source heating servicing the hot water and central heating ,
BROADBAND: Connected FTTP Superfast up to 80 Mbps Download, up to 20 Mbps upload. - 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 limited , 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: HighN/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.

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. this property is located off the coastal road A487, we have been informed by the owners that this is mainly standard construction with approx. 1/3 Woolaway construction. West Wales small airport is located near by

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/10/24/OK/TR












Ninja







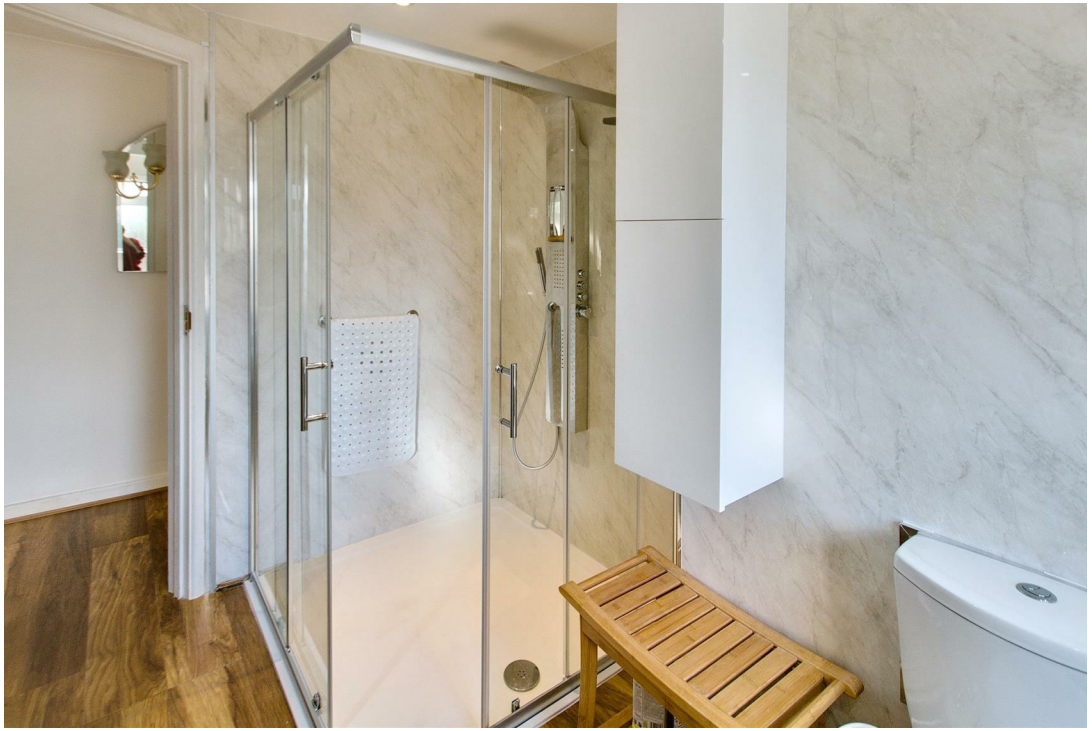














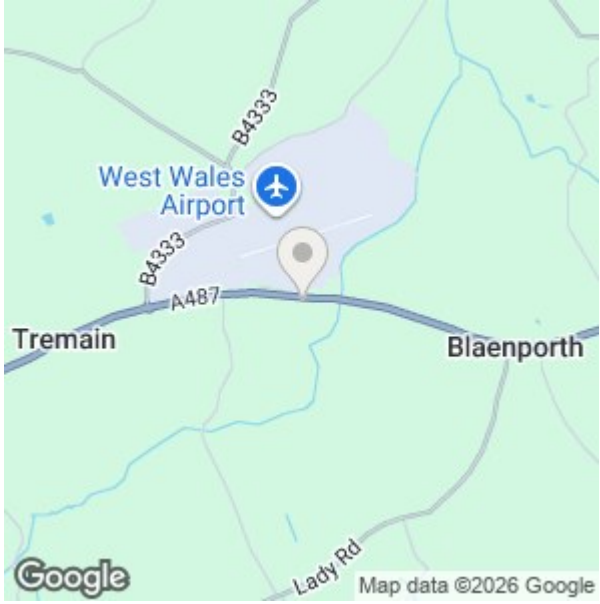
DIRECTIONS:

Head out of Cardigan northwards along the A487 past the village of Penparc and Tremain. When you get to the mini roundabout, continue straight across, and pass the garage on your right-hand side. Continue along this road for approx 100 yards and the property is located on your left just and is denoted by our for sale board.









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	89	92
(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 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.

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