



CARDIGAN
BAY
PROPERTIES

EST 2021

Castan, 4 Brynonnen, St. Dogmaels Road, Cardigan, SA43 3AY

Offers in the region of £495,000



4



1



2



D



Castan, 4 Brynonnen, St. Dogmaels Road, SA43

- Detached four bedroom bungalow
- Balcony accessed from the dining room
- Modern fitted kitchen with separate utility room
- Terraced garden arranged over several levels
- Integral garage with electric up and over door
- Elevated views over the River Teifi
- Living room with large picture window
- Shower room in master bedroom plus family shower room & separate W/C
- Gated and enclosed driveway with parking for around four cars,
- EPC Rating : D

About The Property

Set on the edge of Cardigan town and enjoying far-reaching views across the River Teifi, this detached four-bedroom bungalow offers well-proportioned accommodation, a balcony positioned to make the most of the outlook, and a terraced garden that drops gently away from the property. The position feels nicely removed while still being practical for everyday amenities, which is always a strong combination in this part of West Wales.

The approach is via a gated and enclosed driveway providing parking for around four vehicles, along with access to the integral garage. From here, the bungalow opens into a wide and welcoming central hallway that gives a good sense of space straight away and provides access to all the principal rooms.

The living room sits to the front of the property and is a generous, comfortable space with a large picture window framing the river and surrounding countryside. It's easy to imagine this being the main everyday room, with plenty of space for full lounge furniture while keeping the view firmly centre stage.

The dining room enjoys sliding doors opening directly onto the balcony. This is a real highlight of the house and works particularly well for entertaining or relaxed evenings, with enough room for a proper dining table and a natural connection to the outside space. The balcony itself is wide and usable, positioned to overlook the river and the established garden below.

The kitchen sits just off the dining room and is fitted with a modern range of wall and base units, ample worktop space and integrated appliances. A large window over the sink looks out across the valley, which makes this a kitchen that feels bright and practical rather than tucked away. A separate utility room adds useful overflow storage and laundry space, with a door leading outside.

Offers in the region of £495,000



Continued

There are four bedrooms in total, offering flexibility for families, downsizers wanting guest space, or anyone needing a home office. The main bedroom is a particularly good size and benefits from a smart, updated shower room and a built-in wardrobe with space for a TV. The remaining bedroom is a comfortable double or generous singles, the 2 of the smaller rooms are currently used as an office and a second living room/snug, all served by a modern family Shower Room finished with contemporary tiling and fittings.

Outside, the terraced garden follows the natural slope of the plot and has been arranged into defined levels, making it manageable while still offering interest and variety. The outlook across the River Teifi changes with the seasons and gives the

garden a real sense of connection to its setting. From the balcony down to the lower levels, there are plenty of spots for seating, pots and planting.

Overall, this is a well-balanced bungalow in a position that's hard to replicate, combining views, space and convenience on the edge of Cardigan and within easy reach of the coastline of Cardigan Bay.

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.

Located within walking distance to the centre of Cardigan which sits on the estuary of the river Teifi with its rich heritage

and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay.

Hallway
17'0" x 5'8" I shape max

Living Room
17'5" x 12'11"

Shower Room
7'10" x 6'1"

Bedroom
11'4" x 10'3"

Bedroom/Office
8'5" x 7'10".

Master Bedroom
9'10" x 14'8"

Shower Area
7'6" x 2'5"

Bedroom/Snug
10'9" x 9'9"

Dining Room
14'3" x 10'0"

Kitchen
10'6" x 10'9"

Utility Room
6'9" x 4'8"

W/C
3'4" x 4'10"

Garage
17'0" x 10'7"

Balcony
19'1" x 6'8"

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

BROADBAND: Connected - TYPE - Standard *** - up to .14 Mbps Download, up to .1. 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: 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 the following apply to the cul-de-sac :
(Restrictions and Stipulations)

1. No building shall be erected made or placed on the property hereby conveyed other than one private dwellinghouse with a garage in accordance with the plans elevations and specifications approved by the Surveyor or Architect to the Vendor nor shall any alterations

or additions be made to any dwelling or garage without the like approval the fees of such Surveyor or Architect to be paid by the Purchasers.

2. No hut shed caravan home on wheels of other chattel adapted or intended for use as dwelling or sleeping apartment shall be erected made placed or used or allowed to remain on the said property provided nothing herein shall prevent the erection of a garden shed.

3. No temporary building or structure shall at any time be erected or placed or suffered to be erected or placed or remain on the said property.

4. No trade or business or profession shall be carried





on on the said property and no building erected thereon shall be used for any purpose other than as a private dwelling.

5. No hoarding or advertising station shall be erected on the said property nor shall any board or bill or placard (except temporary notices to let or sell the property)

6. No sand or gravel shall be dug or removed from the said property except in the way of (Restrictions and Stipulations) excavating for the foundations of or for the use in any building to be erected thereon or in preparing and laying out or keeping in order the garden and

paths on the said property

7. No building shed or structure shall be erected or placed or suffered to be erected or placed on or over the manholes or inspection chambers constructed on the said property nor shall any earth concrete or other materials or covering be made or placed or suffered to be made or placed on or over the said manholes or inspection chambers other than the usual metal covers thereof and at all times hereafter such manholes and inspection chambers shall be kept free from any obstruction whatsoever

8. Not to do or neglect to do or suffer to be done or neglected to be done on any part of the said property any building erected thereon anything which shall be or become a nuisance or annoyance damage or injury to the Vendor or to the owners or occupiers of any part of the said estate which shall depreciate or tend to depreciate the value of the said estate or any part thereof

9. At all times hereafter to keep the garden ground forming part of the said property neat and tidy

10. At all times hereafter to maintain and keep in good repair and condition the fences and boundary walls as erected or to be erected along the boundaries of the Plot marked 'T' within the boundary on the said plan annexed hereto". NOTE: The T marks referred to affect the eastern boundary of the land in this title.

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 this property has lateral living

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. 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. Cul-de-sac covenants apply, including: This property can only be used as a residential property, not to run a business from or to be let out. All further information is stated in the

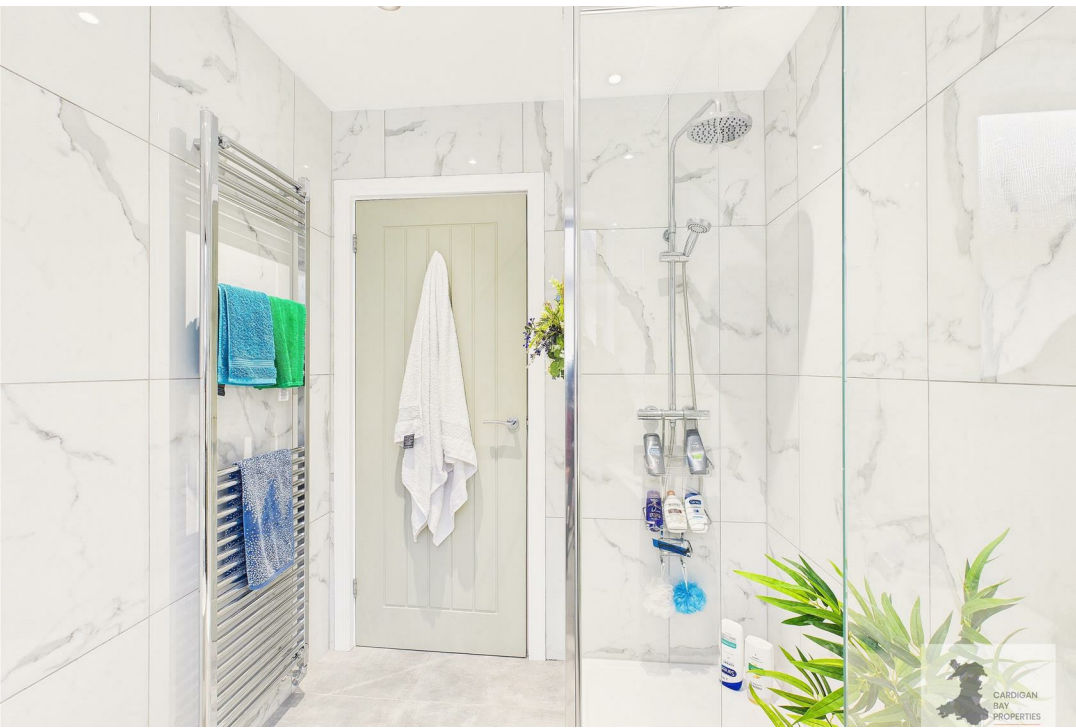
"Important Information" section of the details. Please ensure you read it. There are steps and terraced areas in the rear garden.

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/02/26/OK/TR









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DIRECTIONS:

From Cardigan, head over the old stone bridge and turn right for St Dogmaels. Continue up the hill and as the road flattens, turn right into the cul-de-sac of Brynonnen, take the left turning, and the property is located at the end on the right-hand side.





Approximate total area⁽¹⁾
135 m²
Balconies and terraces
12.1 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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

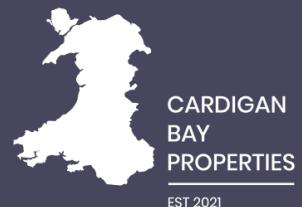
Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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.

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