



Neuadd Wen, Boncath, SA37 0JW

Offers in excess of £300,000



CARDIGAN
BAY
PROPERTIES

EST 2021





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- Detached three bedroom bungalow in village location
- Three bedrooms offering flexible accommodation
- Kitchen with adjoining utility room
- Garage and driveway parking
- Convenient for Cardigan Bay coastline and wider West Wales
- Well-proportioned lounge with garden outlook
- Modern walk-in shower room
- Separate WC
- Front and rear gardens with patio seating area
- EPC Rating : TBC

About The Property

Looking for a well-proportioned bungalow with practical accommodation, good parking and a manageable garden in a popular village setting? This three-bedroom home in Boncath offers comfortable single-storey living with garage, utility room and countryside outlooks, all within easy reach of the Cardigan Bay coastline and the wider attractions of West Wales.

This detached bungalow sits within the village of Boncath, offering practical single-storey living with driveway parking, a garage, and gardens to both front and rear. The property has clearly been well maintained over the years and provides comfortable accommodation throughout, while also offering the opportunity for cosmetic updating in some areas for those wishing to add their own style.

The approach is straightforward, with a driveway to the side providing off-road parking and access to the garage. A low wall borders the front garden, which gives the property a neat frontage and a pleasant outlook from the main living spaces.

A small entrance porch leads into the hallway, which forms the central point of the home and connects through to the principal rooms. The layout works well for day-to-day living, with bedrooms grouped together to one side and the living spaces positioned towards the rear.

The lounge is a well-proportioned room positioned at the front of the property, with a wide window overlooking the front garden/driveway and allowing plenty of natural light into the space. There is ample room here for both seating and additional furniture, creating a comfortable main living area that works equally well for everyday use or for entertaining family and friends.

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Continued

The kitchen sits towards the rear of the bungalow and provides a practical working space with a range of fitted units and worktops along two sides. While functional as it stands, this room offers clear potential for updating the space. There is room here for everyday kitchen appliances and good storage, with the layout making efficient use of the available floor area.

Just beyond the kitchen is a useful utility room, providing additional worktop space along with plumbing for appliances and access through to the garage. This area is particularly practical for laundry and storage,

helping to keep the main kitchen area uncluttered.

The garage itself provides further storage or workshop space, with a separate WC located nearby, which adds useful practicality when working outside or returning from the garden.

The wetroom has already been modernised and is fitted with a contemporary suite including a walk-in shower with glass screen, WC and wash hand basin. The fully tiled walls and flooring give the room a clean and practical finish, while a window provides natural light and ventilation.

There are three bedrooms arranged off

the hallway. The main bedroom sits at the front of the property and is a comfortable double room with a window overlooking the front garden. The second bedroom is also a good-sized double with views across the rear garden and surrounding greenery. The third bedroom is slightly smaller and would work well as a single bedroom, home office or hobby room depending on requirements.

Externally:

Outside, the rear garden offers a pleasant open outlook towards surrounding countryside. A paved patio area sits directly behind the property and provides a natural spot for outdoor seating. Steps lead up to the garden area, which offers plenty of space for planting, gardening or simply enjoying the outlook. The setting gives the property a feeling of openness, with the landscape beyond adding to the appeal.

Altogether, this is a solid and well-proportioned bungalow that offers comfortable accommodation with scope for updating, practical outdoor space and a convenient village setting within easy reach of both Cardigan Bay and the wider attractions of West Wales.

For those seeking a bungalow with straightforward living space and the opportunity to add value over time, this Boncath property is well worth viewing.

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.

Boncath itself is a well-regarded village in this part of West Wales, positioned conveniently for both countryside and coast. The nearby market town of Cardigan provides a wide range of independent shops, cafés, supermarkets and everyday amenities, while the coastline of Cardigan Bay is within comfortable driving distance, offering sandy beaches, coastal walks and a variety of seaside villages to explore.

Entrance Porch

6'3" x 2'2"

Hallway

4'6" x 8'6"

Lounge

18'0" x 11'3"

Kitchen

9'8" x 14'11"

Rear Hallway

17'8" x 4'7"

Wet Room

8'10" x 6'11"

Bedroom 1

14'3" x 10'2"

Bedroom 2

10'1" x 12'11"

Bedroom 3

8'5" x 9'10"

Utility Room

5'5" x 11'7"

W/C

3'0" x 6'6"

Garage

8'6" x 18'5"





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

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

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: 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 is a ramp accessing the front door and rear door, and a modern wet room

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.

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.

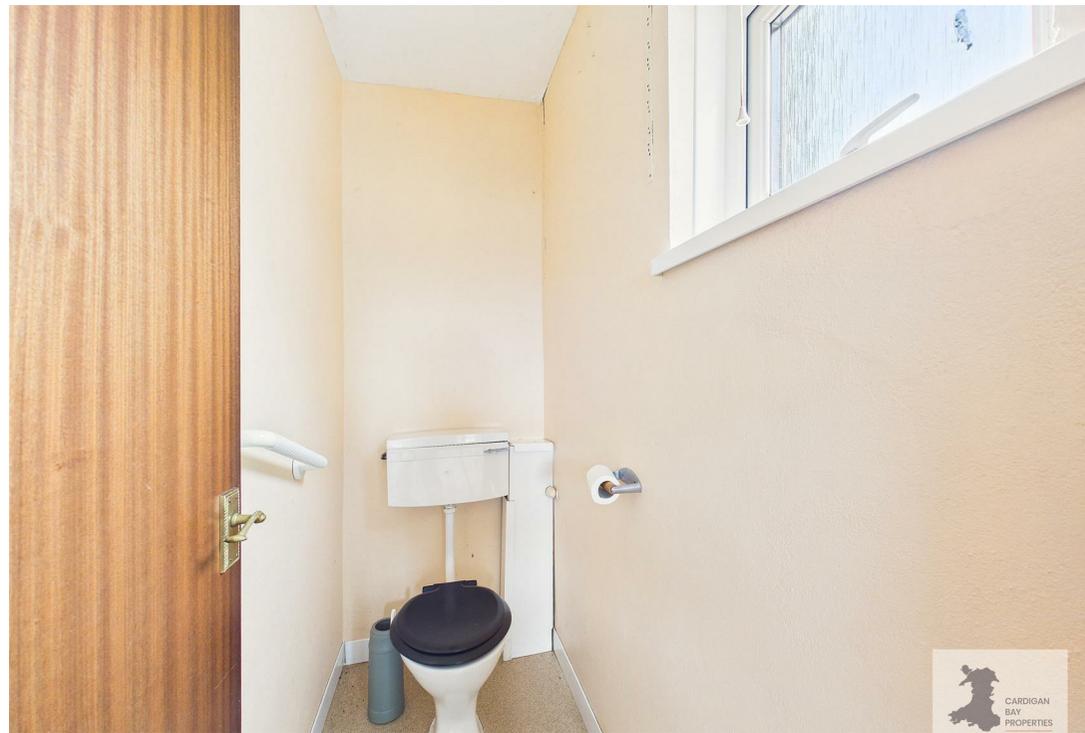
TR/TR/03/26/OK/TR











DIRECTIONS:

From Cardigan head out on the A478 heading to Crymych and Tenby. After Rhoshill turn left heading to Boncath, as you enter the village the bungalow is located on your left, denoted by our for sale board.





Approximate total area^m
112.6 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		
(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.

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