



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Y Nyth, Cardigan, SA43 1RG  
Offers in the region of £325,000





TO GO IS HOME  
HAVING SOMEONE  
TO LOVE IS  
FAMILY  
HAVING BOTH  
IS A BLESSING



# Y Nyth, Penparc, SA43 1RG

- 1920s/30s style home with character features throughout
- Far-reaching views over Crug Mawr and the Preseli Hills
- Elevated village position with pretty front outlooks
- Original stained glass and parquet flooring
- Lounge with wood burning stove and bay window
- Dining room with side bay window and family space
- Kitchen with range cooker, opening to utility and ground floor WC
- Three bedrooms, all enjoying countryside views
- Private driveway, garage, rear garden with decking and outbuildings
- Energy Rating: E

## About The Property

Looking for a period home with original character and sweeping views? This 1920s/30s style house combines parquet floors, stained glass and bow windows with outstanding outlooks across Crug Mawr and the Preseli Hills.

This striking 1920s/30s style home makes the most of its elevated position, with truly special views to the rear stretching across Crug Mawr and out towards the Preseli Hills, while to the front there are pretty outlooks over the village.

Set back from the A487, the house is reached via its own private driveway with space for three to four vehicles. A pathway and steps lead up to a canopied veranda with a tiled floor, giving access into the porch. The porch retains its original stained-glass walls and door, a character feature that sets the tone for the rest of the property.

The hallway showcases original parquet flooring, continued into both the lounge and dining room. High ceilings and generous proportions run throughout the house, and there is a wood-panelled understairs cupboard, the original stained-glass circular window to the front, and stairs to the first floor.

The lounge sits to the front, centred around a fireplace with wood burning stove on a slate hearth, and a bow window providing light and outlook across the village. The dining room offers plenty of space for a family table and enjoys its own bow window to the side.

The kitchen is fitted with matching wall and base units, 1.5 sink with drainer, and a freestanding Flavel Milano 100 range cooker with double ovens and five-ring hob. From here an opening flows into the utility room, with further storage, plumbing for appliances, a door out to the rear garden and decked patio, and the oil-fired, Worcester combi boiler which was replaced in 2025. A ground floor WC with wash basin completes this level.

## Offers in the region of £325,000



### Details Continued:

On the first floor are three bedrooms and the family bathroom. Bedrooms one and two are both generous doubles; bedroom one has built-in wardrobes, a front bow window with views across the village, and a side window framing the landscape beyond. Bedroom two also has striking views, with outlooks over Crug Mawr and across the Preseli Hills. Bedroom three is a small double or comfortable single, enjoying rear countryside views. The bathroom is well-proportioned, fitted with a bath, double shower, toilet and vanity basin.

### Externally:

Outside, the rear garden is enclosed with gated side access. A detached

garage provides additional storage, along with a lean-to wood store and a further shed at the far end. The garden itself is mainly laid to grass, with a decked area for seating directly outside the back door. Steps lead up to the oil tank positioned at the rear.

This is a fine example of its era, with original features retained, modern comforts in place, and some of the best panoramic views West Wales has to offer.

Viewing is highly recommended to fully appreciate the location and outlook.

### INFORMATION ABOUT THE AREA:

Penparc benefits from two petrol filling stations, both of which offer all basic

groceries etc, and a primary school to the north of the village and is on a bus route. Only a short drive away is the bustling and ever-popular market town of Cardigan, with its many amenities such as supermarkets, shops, cafes, restaurants, schools etc. The village is only a short drive to the beautiful coastline of Cardigan Bay in this stunning part of west Wales. 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.

Veranda  
10'5" x 3'9"

Porch  
4'7" x 3'10"

Hall  
7'6" x 8'4" max

Lounge  
12'6" x 12'0" plus bow

Dining Room  
12'8" x 12'0" plus bow

Kitchen  
9'0" x 9'3"

Utility  
7'2" x 6'2"

WC  
6'2" x 2'7"

Landing  
6'8" x 4'10" max

Bedroom 1  
12'6" x 12'7"n plus bow

Bedroom 2  
12'9" x 12'6" plus bow

Bedroom 3  
9'1" x 10'1"

Bathroom  
5'1" x 10'2"

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

COUNCIL TAX BAND: D - 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: Oil boiler servicing the hot water and  
central heating / Electric Heating with  
immersion heater for hot water / None /  
Communal / Solid Fuel (describe what it does)

BROADBAND: Connected - TYPE - Superfast - up  
to 72 Mbps Download, up to 18 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: 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: 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.

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. The property is located set back from the A487. There is a small play park on the opposite side of the road to this property.

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/09/25/OK











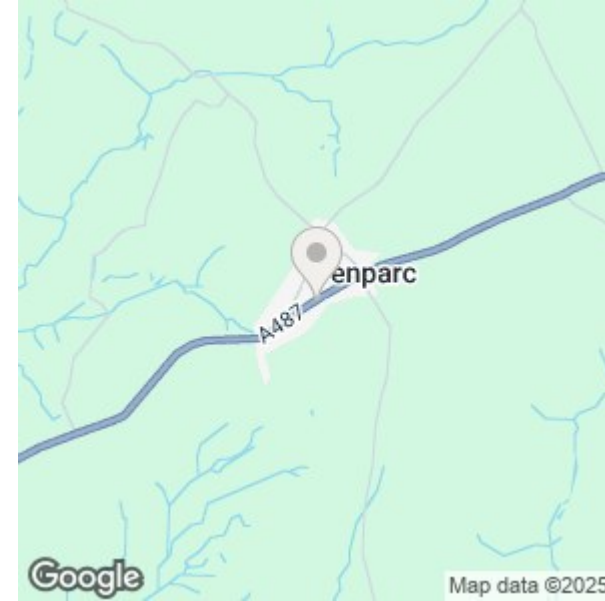
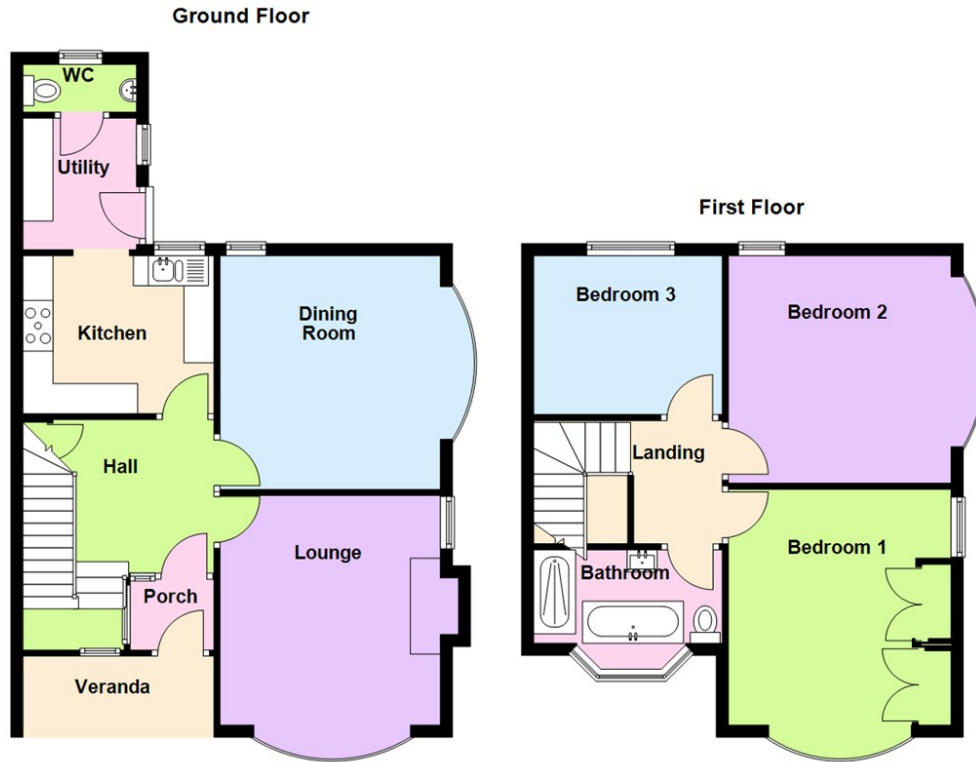


# **DIRECTIONS:**

From Cardigan, head out on the A487 northwards. Enter the village of Penparc and you will see this property on the right-hand side denoted by our for-sale board halfway through the village.

What3Words: [///rapid.driver.organisms](https://www.what3words.com/rapid.driver.organisms)





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto: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](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)