CARDIGAN
BAY
PROPERTIES
EST 2021

Clydfan, 14, Heol Ty Newydd, Cardigan, SA43 2RT

Offers in the region of £220,000

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- Detached bungalow in a cul-de-sac setting
- Spacious living room with French doors
- Family bathroom
- Attractive landscaped gardens
- Convenient village location close to Cardigan
- Two double bedrooms
- Fitted kitchen with dining space
- Off-road parking to the front
- Countryside outlook to the rear
- EPC rating : E

About The Property

Looking for a detached bungalow that offers easy, single-level living in a popular village setting?

Tucked away within a cul-de-sac in the sought-after village of Cilgerran, this well-presented two-bedroom detached bungalow combines comfortable accommodation, attractive gardens and a pleasant outlook across neighbouring countryside. With off-road parking, a manageable layout and a location within easy reach of Cardigan and the coast of Cardigan Bay, it is a property that will appeal to a wide range of buyers, from those looking to downsize through to purchasers seeking a low-maintenance home in West Wales. Situated within a pleasant residential development, this detached bungalow enjoys a practical and well-balanced layout extending to approximately 63.8 sq m. The property is presented in good order throughout and has clearly been well cared for, offering comfortable accommodation that could be enjoyed immediately while still allowing scope for personalisation over time.

The front door opens into a welcoming central hallway which provides access to all principal rooms. There is also a useful airing cupboard and loft hatch.

The living room is a particularly appealing space, extending across much of the rear of the property. Generous proportions allow for a variety of furniture arrangements, while French doors and adjoining windows make the most of the outlook over the rear garden and neighbouring fields beyond. Natural light floods into the room, creating a bright and relaxing environment throughout the day.

The kitchen sits adjacent to the living room and is fitted with a range of oak-effect base and wall units, work surfaces and integrated cooking facilities. There is space for a breakfast table, making it a practical everyday kitchen, while a door provides direct access to the rear garden and patio.

Continued:
Both bedrooms are comfortable doubles positioned towards the front of the bungalow. The principal bedroom benefits from twin windows which provide excellent natural light, while the second bedroom, which also benefits from twin windows and offers flexibility as a guest room, home office or hobby room depending on requirements.

Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower attachment, WC and wash hand basin.

Outside

The property is approached over a tarmac driveway providing off-road parking directly to the front.

To the rear, the garden has been thoughtfully landscaped to create an attractive and easy-to-maintain outdoor space. A paved patio immediately outside the living room provides an ideal spot for outdoor dining and enjoying the sunny aspect. Beyond this are gravelled areas, colourful planting beds, mature shrubs and ornamental features which give the garden plenty of character throughout the seasons.

One of the standout features is the pleasant open outlook across neighbouring countryside, adding a

feeling of space and privacy. A useful garden shed provides additional storage for tools and equipment. There is also an option to purchase an additional garage in the village via separate negotiation.

Cilgerran is one of the most popular villages in the Cardigan area, sitting above the dramatic Teifi Gorge and renowned for its historic castle, riverside walks and strong community atmosphere. The village offers everyday amenities including a shop, post office, café, garage and primary school, while the nearby Welsh Wildlife Centre and Teifi Marshes Nature Reserve provide excellent opportunities for walking and wildlife watching. Cardigan town is only a short drive away, offering a wider range of shops, supermarkets, schools and leisure facilities, while the beaches and coastal path of Cardigan Bay are also within easy reach.

Properties of this type are always popular thanks to their manageable size, detached nature and convenient village location. The attractive rear garden, countryside outlook and comfortable accommodation make this a home that is easy to imagine enjoying for many years to come.

Hallway
5'6" x 12'0"

Lounge
12'0" x 17'10"

Kitchen
9'0" x 12'1"

Bathroom
7'10" x 8'11"

Bedroom 1
11'11" x 9'2"

Bedroom 2
11'4" x 8'10"

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
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (LPG) servicing the hot water and central heating
BROADBAND: Connected - TYPE - Standard *** - up to 25 Mbps Download, up to 4 Mbps upload *** FTTC, - 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/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 Located in a cul-de-sac with the usual cul-de-sac restrictions and covenants apply such as, cant cause a nuisance to your neighbours which includes running a business from your property that would cause a nuisance, need to keep frontage clean and tidy.

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.

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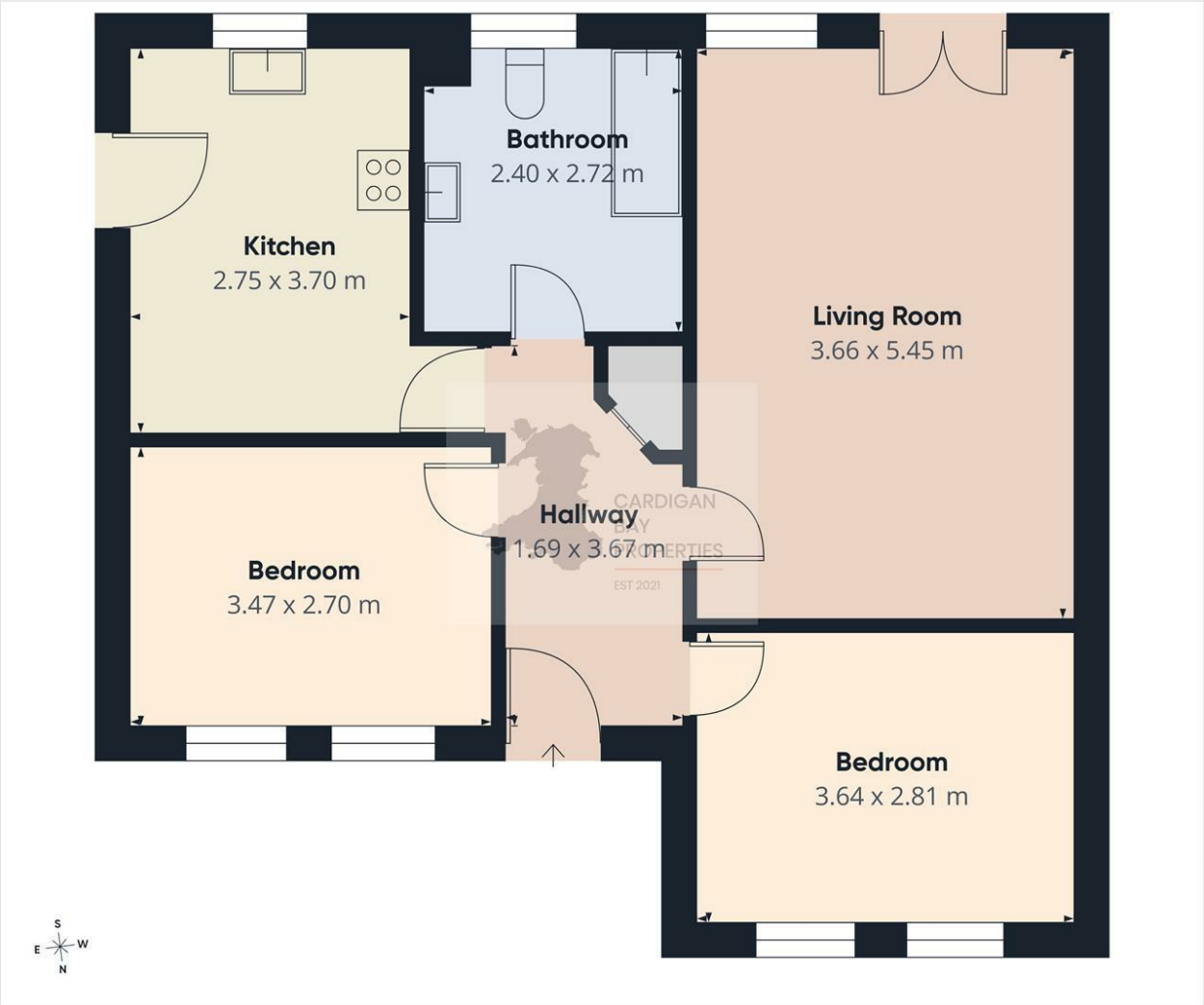
DIRECTIONS:

Head into Cilgerran from Cardigan. Drive through the village and in the centre, you will pass the village shop, the old garage and village hall all on your left-hand side. After the village hall you will see a turning on the right into Heol Ty Newydd. Turn right here and turn right at the end of the road. Follow this to the end and the property is second to last on the left-hand side in the corner, denoted by one of our for-sale boards.



Approximate total area(1)
63.8 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		71
(55-68) D		
(39-54) E	46	
(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.

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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