CARDIGAN
BAY
PROPERTIES
EST 2021

Ashgrove, Penparc, Cardigan, SA43 1RG

Offers in the region of £300,000

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- Three-bedroom detached bungalow in Penparc village
- Detached garage
- Lounge with parquet flooring, bay window, and feature fireplace
- Rear sunroom, shower room, and spacious utility area
- Mature rear garden with patio area, outbuildings, and lovely views
- Private driveway with parking for four cars
- Front garden with gravelled and paved areas and mature shrubs
- Kitchen with far-reaching views and space for dining
- Modernised bathroom and separate w/c
- EPC rating E

About The Property

Looking for a three-bedroom detached bungalow in a friendly village setting close to Cardigan? This well-laid-out home offers comfortable living space, private parking, a detached garage, mature gardens, and lovely views – all with plenty of potential to modernise to individual taste.

A spacious three-bedroom detached bungalow, set within the popular village of Penparc, just a short distance from Cardigan town. This property offers plenty of potential for anyone looking to update and make it their own, while already providing a comfortable layout, practical living spaces, and some lovely views of the surrounding area.

At the front, a private tarmacked driveway provides parking for up to four cars and leads to a detached garage. The front garden has a mix of gravelled and paved areas, edged with mature shrubs that give a nice sense of greenery without demanding too much upkeep.

Through the sliding glass doors is the porch area – a bright glass-fronted space that works well as a small seating area or a spot for growing potted plants. It's a nice transition into the main hallway, which has attractive L-shaped parquet flooring that sets a warm tone as soon as one enters the home.

To the right, the lounge continues the parquet theme and centres around a feature fireplace with decorative mirrors on either side. The room enjoys natural light from both a bay window at the front and an additional side window, giving it a comfortable and homely feel.

Moving back into the hallway, the kitchen sits to the rear of the bungalow. It's fitted with a range of base and wall units, and the layout makes good use of the available space. There's room for a dining table, along with space and plumbing for a dishwasher and a freestanding electric cooker.

Continued

The kitchen has part wood-panelled walls and a feature section of wood panelling on the ceiling, giving it a traditional touch. From here, there are lovely far-reaching views across the surrounding landscape – a real bonus that adds a sense of openness to the room.

Off the kitchen is the rear sunroom, which overlooks the back garden. This room provides access outside and also connects through to the shower room, fitted with a w/c, sink, and electric shower. There's also a door leading into the spacious utility room, which includes built-in storage cupboards and plumbing for a washing machine. Altogether, this rear section of the bungalow works well for day-to-day living, offering flexible and functional space for laundry, storage, or garden access.

Back in the main hallway, the family bathroom has been modernised and includes a bath and sink, complemented by tiled walls. There's also a separate w/c with its own sink, also modernised, which adds convenience for a busy household.

Opposite the bathroom sits the dining room – a well-proportioned area that could be used for family meals, hobbies, or even as a study if preferred. The versatility of the layout is one of the bungalow's strengths, allowing the rooms to be arranged to suit different needs.

Towards the front of the property is the master bedroom, a generous double with built-in cupboards and a bay window that mirrors the lounge design. The second bedroom is also a double and features a built-in wardrobe, while the third bedroom is a single that would make a comfortable

guest room or home office, this also benefits from a fitted wardrobe. Loft access can be found from the hallway, leading to a good-sized attic space offering further potential for storage.

Externally,
The bungalow connects neatly to the back garden through a side door, offering security and ease of access. The garden itself is a lovely mix of mature shrubs and trees, with several useful outbuildings providing space for garden tools and equipment. A paved patio area offers a pleasant place to sit and take in the views, making it a relaxing space to enjoy throughout the year.

Overall, this property represents a solid and well-laid-out home with a lot to offer. The structure and flow of the rooms make it comfortable and practical, and while some updating could bring it more in line with modern tastes, it's clear that care has been taken to maintain it over time. Its position within Penparc village adds to the appeal – close enough to Cardigan for easy access to shops, schools, and amenities, yet still offering a sense of space and community that village life brings.

There's a strong sense that this bungalow has been a well-loved home, and with a few thoughtful updates, it could easily become a place to enjoy for many years ahead. Whether for someone looking to downsize, find a home on one level, or create a base close to Cardigan, it offers an excellent balance of practicality, comfort, and opportunity.

Porch
16'6" x 3'11"

Hallway

Lounge
14'9" x 12'5"

Kitchen
12'3" x 12'2"

Sun Room
11'1" x 7'4"

Shower Room
8'0" x 5'3"

Utility Room
10'0" x 9'9"

Bathroom
5'5" x 5'5"

W/C
7'7" x 2'11"

Dining Room
12'3" x 10'11"

Bedroom 1
15'10" x 10'7"

Bedoom 2
12'5" x 11'10"

Bedroom 3
10'0" x 7'6"

Garage
17'6" x 10'0"

Outbuilding 1
9'4" x 5'10"

Outbuilding 2
6'2" x 4'6"

Outbuilding 3
6'2" x 3'0"

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: 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 is possible asbestos sheeting on the dog kennels; this has not been tested
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.

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.

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.

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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, it is the first of a line of bungalows set back from the road past the cul-de-sac Brynawelon.

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

154.1 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.

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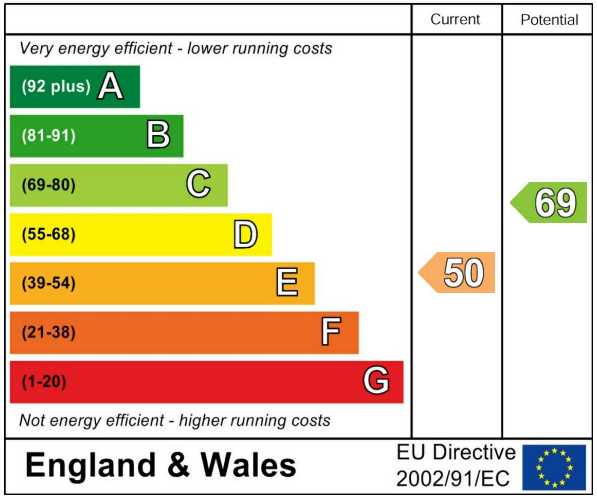
Energy Efficiency Rating



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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