



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Solfach, Aberporth, Cardigan, SA43 2BZ

Offers in the region of £250,000



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# Solfach, Aberporth, SA43 2BZ

- Detached coastal bungalow
- Prefabricated reinforced concrete construction
- Lounge with bay window
- Separate WC and shower room
- Walking distance to beach and amenities
- Sea views over Cardigan Bay
- Three bedrooms
- Kitchen/diner
- Detached garage and workshop
- Energy Rating: D

## About The Property

Looking for an improvable, detached coastal bungalow with sea views, parking, garage and garden space in Aberporth? This detached bungalow sits along a private no-through road and offers three bedrooms, a useful sunroom, detached garage/workshop and lovely views across Aberporth towards Cardigan Bay.

Set in the coastal village of Aberporth, this detached Prefabricated Reinforced Concrete construction bungalow offers a brilliant opportunity in one of the most popular seaside spots in West Wales. With sea views to the front, further views from the top of the garden, off-road parking, a detached garage and a garden to the front, side and back, it has plenty to like, especially for anyone looking for a home close to the beach, village school, shop and local pub.

The property is accessed from a private no-through road, shared with one other property and a building plot. To the front is a tarmac driveway with parking for around two to three vehicles, along with a garden area positioned to make the most of the outlook across Aberporth and towards Cardigan Bay.

Inside, the accommodation is arranged across one level. The hallway gives access to the main rooms and includes a cupboard and attic access. The lounge sits to the front of the bungalow and is a real selling point, with a bay window framing the sea view and bringing in plenty of natural light. It is a well-proportioned room with space for everyday seating and a pleasant outlook across the village and coastline.

From the lounge, a door leads through into the kitchen/diner, which can also be accessed from the hallway. This is a practical space with fitted matching wall and base units, worktops, ceramic sink and drainer, integrated fridge, electric oven, electric hob and extractor over. There is also built-in storage, an airing cupboard housing the hot water tank with immersion heater and a door leading out to the rear of the property.

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Details Continued:

The dining area gives room for a table and day-to-day family use and houses the oil fired boiler. There are three bedrooms in total, made up of two doubles and one single. Two of the bedrooms have built-in wardrobes, which is always useful in a bungalow where storage matters. The layout works well for a small family, downsizers, or as a coastal base with room for hobbies or home working.

The bathroom facilities are split between a separate WC and a shower room. The shower room is fitted as a wet room, with shower area and wash hand basin, giving a practical arrangement that may suit those

looking for easier access.

To the far end of the bungalow, and accessed externally, is a useful sunroom. This is a flexible extra space, ideal as a covered seating area, hobby room, BBQ room or simply somewhere to sit away from the main accommodation. It connects well with the side and rear gardens and adds another usable area to the property.

Externally:

Outside, the rear garden is enclosed and fenced, with patio space outside the sunroom and steps leading up to a further lawn garden area. At the top is a useful greenhouse with a water tap, making it a great spot for growing tomatoes, plants or vegetables. From

the upper garden, the sea views are a real bonus and add to the overall appeal of the setting.

The detached garage provides space for one vehicle, with an additional workshop/utility area to the side, including space and plumbing for a washing machine. The garage has an up-and-over door to the front and would suit storage, DIY, garden equipment or general workshop use.

Aberporth remains one of the best-loved coastal villages along Cardigan Bay, with sandy beaches, everyday amenities, a primary school, places to eat and drink, and access to the coast path. This bungalow offers a practical layout, good outside space and a location that will appeal to buyers looking for village life near the sea.

A viewing is recommended to appreciate the setting, outlook and potential this coastal bungalow offers.

#### 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.

#### Hallway

9'4" x 3'6" + 6'0" x 9'5"

#### Lounge

11'10" x 15'8" + bay

#### Kitchen/Diner

9'7" x 20'4"

#### Bedroom 1

8'6" x 9'6"

#### Bedroom 2

11'9" x 9'10"

#### Bedroom 3

9'7" x 9'11"

#### WC

5'10" x 2'9"

#### Shower Room

6'6" x 5'6"

#### Sunroom

14'3" x 9'0"

#### Detached Garage

19'5" x 9'8" + 9'7" x 8'3"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Ceredigion Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Non-Standard Construction - Prefabricated Reinforced Concrete - Woolaway Type

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating & immersion heater for hot water

BROADBAND: Not Connected - Superfast / Standard are available in the area - up to 76

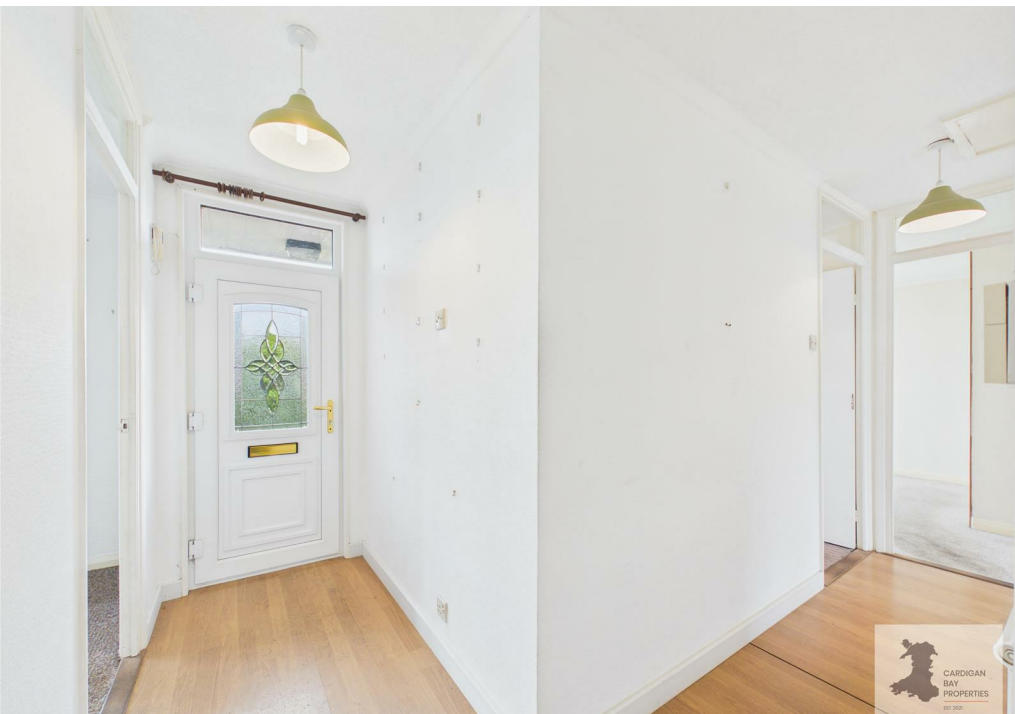
Mbps Download, up to 18 Mbps upload \*\*\* FTTP, FTTC - PLEASE CHECK COVERAGE FOR THIS

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:** The seller has advised that there are none that they are aware of.

**RIGHTS & EASEMENTS:** The seller has advised that the property is down a private drive which it has rights of access over, it is the owners understanding that Solfach is responsible for two thirds of the cost of any repairs/maintenance required to the driveway.

**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 is a potential building plot behind this property, it has been left as a plot for many years and does not currently have any planning permission on it that we can find.

**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. Please read the above information carefully for the essential info prior to viewing. This property is of Prefabricated Reinforced Concrete construction meaning it is non standard and likely not fully mortgageable (similar to or of Woolaway construction) Please check with your mortgage provider. They may cover plot value only, please check before arranging a viewing, if you need a high lone to value it is likely this would not be possible.

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

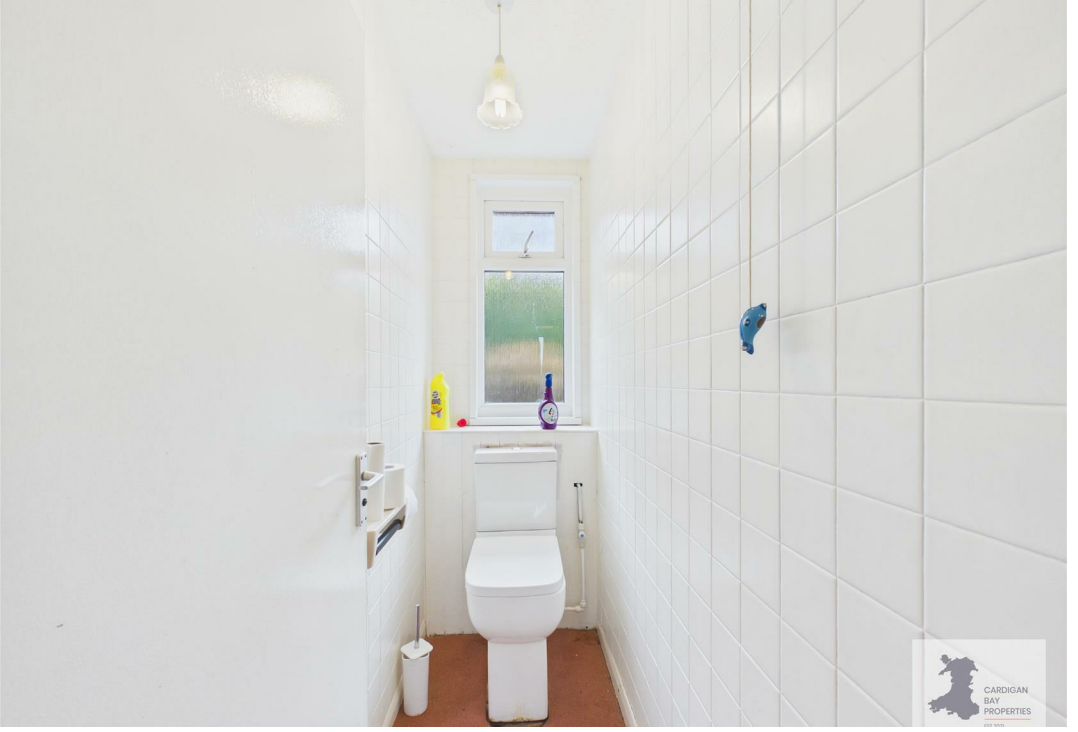
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are

approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/04/26/OK













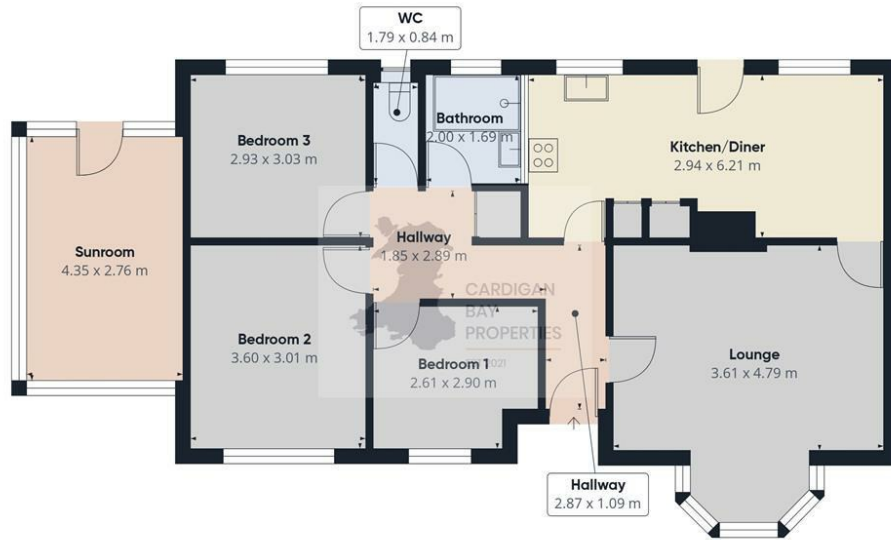
### DIRECTIONS:

From Cardigan, proceed up the main A487 coast road and travel through the villages of Penparc, Blaenannerch and towards Blaenporth at the roundabout turn left for Aberporth, continue down into the village passing the church on your right, continue down a short distance and there is a small lane on your right next to a drop curb with a telegraph post on your right, turn down there and down the lane and the property is the first on the right, denoted by our For Sale sign. What3words entrance to driveway:

[///surprised.focal.motion](#) What3words property location;

[///whisker.scanning.shredder](#)





Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>0</sup>  
116.5 m<sup>2</sup>

(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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</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.

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