



CARDIGAN
BAY
PROPERTIES

EST 2021

2, Parc Y Delyn, Cardigan, SA43 2DX

Offers in the region of £299,950



3



1



2



E



2, Parc Y Delyn, Parcllyn, SA43 2DX

- Detached, updated bungalow with NO ONWARD CHAIN
- Three bedrooms, all overlooking the rear garden
- Off-road parking and gated carport with roller door
- Block-built storage shed and additional wooden shed
- 0.9 Miles from Aberporth Beach and walking distance to the Coastal Path
- Recently fitted kitchen and bathroom
- Light-filled lounge with front and side windows
- Enclosed rear garden with patio and mature borders
- Cul-de-sac location in seaside village of Parcllyn
- Energy Rating: E

About The Property

Looking for a freshly updated bungalow in a seaside village location? This detached home in Parcllyn offers NO CHAIN, being a turnkey property with modern interiors, three bedrooms, off-road parking with a carport, and a sunny enclosed garden — all just a short distance from the Cardigan Bay coast.

Tucked at the start of a small cul-de-sac in Parcllyn, this detached bungalow has been thoughtfully modernised and is ready for immediate use. With a newly installed kitchen and bathroom, fresh flooring throughout, and neutral finishes, it's an easy home to move straight into. There's no onward chain, and the layout works well for a range of needs — from permanent living to coastal getaways.

The property is approached through gated access, leading onto a neat block-paved driveway with space for two to three vehicles. A roller-shutter carport at the front of the house adds convenience for unloading directly by the front door in all weather. The front garden is mostly lawned with planted borders, and there's access on both sides of the bungalow to the rear garden.

Inside, entry is from the carport into a generous hallway laid with wood-effect laminate flooring. The hall includes a useful storage cupboard, plus an airing cupboard that houses the oil boiler and hot water tank. Each room leads directly off this central space.

The dining room is positioned to one side and also links to the airing cupboard. There is a window and a glazed door to the side, making it a versatile space for daily meals or a workspace, depending on needs. The lounge is a good-sized room with a floor-length window looking out to the front and an additional window to the side. Wood-effect flooring runs through here, giving a sense of flow.

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Details Continued:

The kitchen has been recently refitted with a clean, modern finish. Wall and base units provide plenty of storage, with under-cabinet lighting for a brighter working area. There's a new electric hob and extractor, an electric oven below, and plumbing for a washing machine. A sink with drainer sits beneath the side-facing window, and space has been left for a full-size American-style fridge freezer.

All three bedrooms are set at the back of the property, each with views over the rear garden. Two are doubles, with one offering a built-in wardrobe, and the third is a decent single. The bathroom has also been recently

installed and includes a bath, shower cubicle with electric shower, a vanity basin and WC — all in a bright, tiled finish.

Externally:

The rear garden is enclosed and offers a private spot for enjoying the outdoors. A paved patio sits just outside the back of the property, bordered by a wall that creates a sheltered space for dining or simply sitting out and relaxing. To one side, a slate-paved path runs past mature shrubs and bushes. There's a small wooden shed, which would benefit from some repair, along with a larger block-built storage shed — ideal for garden tools, bikes or beach gear.

The coastal village of Parcllyn sits just a

few minutes from Aberporth and the Cardigan Bay coastline, making this a well-placed spot for access to both seaside life and the countryside of West Wales. The home offers a practical and manageable layout, with parking, updated finishes and a garden that's easy to care for – a solid choice for anyone looking for a coastal home base without the hassle of renovation.

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.

Car Port

16'9" x 10'4"

Hallway

16'9" x 8'11" max, s shaped

Dining Room

10'9" x 9'9" max

Lounge

16'8" x 16'1" max

Kitchen

10'5" x 7'8"

Bedroom 1

13'7" x 9'8" max

Bedroom 2

9'9" x 6'10"

Bedroom 3

9'8" x 9'11" (plus wardrobe)

Bathroom

5'10" x 10'4" max

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 & Carport 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 / Standard - up to 43 Mbps Download, 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 none that they are aware of.

RESTRICTIONS: The seller has advised that the deeds state that the following - Can't carry out a trade of business from the property. You have to maintain the fences to the sides, the front garden needs to be maintained as an ornamental garden and entrance, You can't put up any big boards (other than for sale boards), and you can't put up and poles for wireless or television aerials or any other wires but you can put up an aerial or satellite dish on a chimney or gable wall for a TV, The front fence/wall can't exceed 3 feet high, And you can't permanently park a caravan, house on wheels boat or commercial vehicle on the drive. Can't build any





dwelling other than the original property and can't do any extension or alteration to any building except in accordance with plans elevations and specifications showing the materials external.

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.

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 on a small cul-de-sac. Any remaining furniture is available by separate negotiations.

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/06/25/OK













DIRECTIONS:

From Cardigan, head north on the A487 until you reach the roundabout near Blaenannerch, turn left here for Abeporth, take the next left at the next roundabout for Aberporth. Follow this road, passing the Penrallt Hotel on the right and take the next left for Parcllyn. Follow this road into the village, taking the next left up past the village shop. Continue a short way until you see the right turn into Parc Y Delyn, this property is second on the right, denoted by our for-sale board. What3Words - [///players.froze.decently](#)





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk