



CARDIGAN
BAY
PROPERTIES

EST 2021

Porth Y Castell, Castle Square, Cardigan, SA43 2SE

Offers in the region of £275,000



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Porth Y Castell, Castle Square, Cilgerran, SA43

Offers in the region of £275,000

- Castle views from multiple rooms and garden areas
- Traditional detached stone cottage with courtyard garden.
- Spiral staircase and flexible landing space for a snug or office
- Separate cottage garden with greenhouse and raised beds
- Located in West Wales, a short distance from Cardigan Bay
- Character-filled interiors with stone walls and historic wood panels
- Separate detached garage and large studio workshop with services and an additional garden.
- Slate-paved side garden with mature shrubs and feature trees
- Positioned at the entrance to the castle in a no-through road setting
- EPC Rating : TBC

About The Property

Tucked into the end of a no-through road right by the entrance to the castle, this character cottage stands with a real sense of place. From the outside, stone walls and slate paving echo the historic landscape it sits in, with the castle just beyond the gate and castle views visible from both the garden and the windows inside.

The cottage is detached and has a stone-walled garden to one side, while a short walk up the road leads to a detached garage, complete with a spacious studio workshop with plenty of natural light, and a further enclosed garden space behind. Whether it's growing veg, working on a project in the studio/workshop or just sitting with a cuppa and a castle view in the background, there's a lot of flexibility here.

The front door opens into an inner porch, which gives a bit of space to shake off coats and boots before going through a curved, part-glazed wooden door, which the owners have informed us came from Eton, where a relative worked and was said to be made from ship timbers that apparently came from King Henry's fleet. Inside is the lounge-diner, which has plenty of character on show. The dining area has slate flooring and exposed stonework, with a feature stone fireplace that gives the room its central focus. Just across the open-plan space, the lounge area has wood-effect laminate flooring, another stone fireplace with a log burner set on a slate hearth, and more exposed stone across the walls. A few carved wooden panels, which the owners believe originated from Eton, add an extra layer of detail, offering something that really sets this cottage apart.

Castle views are visible from the dining room window, bringing the outside into the everyday. Whether it's a morning coffee or a late supper, the changing light on the stone outside gives the room a constant sense of connection with its surroundings.



Continued;
Just off the dining space, a doorway leads into the galley kitchen. It's a practical, functional layout with a range of base and wall units, a one-and-a-half bowl sink and drainer, and a mix of flooring that includes slate and some striking hexagonal quarry tiles. There's an electric oven and hob, as well as built-in storage cupboards tucked away on one side. In the kitchen is a spiral staircase, leading to the first floor, and a door off to the utility room.

The utility room itself is straightforward and useful, with space and plumbing for a washing machine, a stainless steel sink and drainer, and a door that opens straight out into the walled garden. The slate-paved garden here is private, enclosed by stone walls, and framed by mature shrubs and a few feature trees. A lean-to at the edge of the garden gives extra storage and space

for firewood, keeping things tidy but close at hand.

Back inside, the spiral staircase takes the route up to the first-floor landing. At the top, the layout opens into a larger-than-expected area that could easily work as a small sitting space, a quiet place to read, or even a work-from-home set-up. There's a storage cupboard here as well, and the views over the castle continue from this level, giving the space a visual link to the setting below.

From this main landing, a door leads through to the bathroom. Recently updated, the bathroom includes a bath, a separate corner shower, a toilet, and a sink, all set within a calm, clean-lined layout that makes the most of the available space.

Two steps up from the landing, take the

route to the rear section of the first floor, where both bedrooms are located. The main bedroom is a double, with a built-in storage cupboard and a window that once again frames those views of the castle. The second bedroom is L-shaped and currently set up with two single beds, making it flexible for guests, kids, or extra office space if needed. It also includes a built-in cupboard, keeping the floor space usable.

Externally;
Up the road a short distance, past the castle entrance, is the detached garage and workshop. With an up-and-over main garage door, there's plenty of space for parking or working on a project. A separate personnel door opens into a dedicated workshop area with power and lighting. This room has plenty of windows giving it lots of natural light, and there's a separate WC here too. There's also loft access for additional storage, keeping things functional and flexible. From the rear of the studio workshop, a door opens into a second garden space – the cottage garden.

This enclosed garden has a real practical appeal. It's gated and has a greenhouse, raised vegetable beds, and a paved path along one side for easier access. For anyone wanting to grow their own, keep things a bit separate, or just enjoy some time outdoors with a task at hand, it adds an extra layer to the lifestyle the cottage offers.

The overall layout of the garage and studio workshop is extremely practical – separate zones that give flexibility for work, storage, gardening, or relaxing, and those ever-present views of the castle bringing in a sense of place that's hard to match.

Set in West Wales and not far from the coast, the location is another part of the draw here. Cardigan Bay is just a short drive away, with beaches and coastal walks within easy reach. This place fits the kind of pace where things are a little more grounded, a little more hands-on, and where the view from the window really counts.

Entrance Porch

Lounge/Dining Room
22'3" x 13'6"

Kitchen
21'9" x 6'2"

Utility Room
7'3" x 5'10"

Landing
13'2" x 7'0"

Bathroom
8'7" x 6'1"

2nd Landing
5'6" x 4'0"

Bedroom 1
13'11" x 9'1"

Bedroom 2
14'0" x 13'4" (max, I shape)

Detached Garage
17'5" x 10'6"

Workshop
16'3" x 10'5"

W/C
4'1" x 4'0"

INFORMATION ABOUT THE AREA:
Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle, which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, a village shop, public houses, garage and an outdoor pursuits centre. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a college, major supermarkets and superstores, banks, several public houses, Mwildan theatre, cinema and arts centre, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to





many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

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.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: C – Pembrokeshire County Council

TENURE: FREEHOLD .

PARKING: Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water, and a log burner in the lounge

BROADBAND: Not Connected – PLEASE CHECK

COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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 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 the neighbour to the garage has planning permission to convert their conservatory into part of the main home.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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 garage/workshop is a short walk up the road

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.

TR/TR/07/25/OK/TR














DIRECTIONS:

From Cardigan, travel out on the A478 (Tenby Road) until you reach the next village of Penybryn. Turn left here for Cilgerran. Travel into the village, past the primary school, and as you get to the centre of the village, turn left and continue a short distance and the property is located in front of you by the entrance to the castle.





Energy Efficiency Rating

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

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

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