



CARDIGAN
BAY
PROPERTIES

EST 2021

31, Hillfield Place, Cardigan, SA43 2DJ

Offers in the region of £200,000



3



2



1



D



31, Hillfield Place, Parcllyn, SA43 2DJ

- Located in the coastal village of Parcllyn, close to Aberporth beach
- Ground floor shower room and spacious family bathroom upstairs
- Cosy lounge with bay window and built-in features
- Garden shed with power and lighting, plus outside toilet
- Set on a cul-de-sac in a small development originally built for MOD/RAF
- Three bedrooms, including two doubles with built-in wardrobes
- Well-designed kitchen diner with Bosch hob and Neff oven
- Enclosed rear garden with patio, pergola, and mature planting
- Playhouse and seating area at bottom of garden
- Energy Rating: D

About The Property

Family-Friendly 3 Bedroom Property with Thoughtfully Designed Garden and Play Area – Close to Aberporth and the Cardigan Bay Coast

Looking for a well-maintained family home in a coastal village near Cardigan Bay?

This smartly laid-out property in Parcllyn has a standout garden, flexible living space, and a location that keeps both the beach and amenities within easy reach.

This well-presented home sits at the side of a cul-de-sac in the coastal village of Parcllyn, just a short drive from Aberporth's sandy beach and the scenic Ceredigion coast path along Cardigan Bay. Originally built as part of an MOD/RAF development, this property has been in the same ownership for over 35 years and has clearly been well cared for. With practical features like built-in emergency lighting, clever storage, and thoughtfully positioned garden lighting, this house offers functionality as much as charm.

The front garden, set behind a gated entrance, has been neatly kept with mature hedging, decorative borders and a tidy path leading to the front door and around to the rear garden. Although compact, it sets a warm tone on arrival and shows the attention to detail that continues throughout the property.

Inside, the ground floor offers a practical layout, beginning with a hallway that includes a handy understairs cupboard—ideal for hiding away washing machines and other household items. The lounge sits at the front of the house with a bay window, built-in TV stand, and a wall-mounted electric fire adding a cosy focal point.

Across the hallway, the ground floor shower room includes a corner toilet, vanity basin and a double shower cubicle with built-in shelving—useful for busy mornings or visiting guests. The kitchen diner is well equipped, featuring matching wall and base units, a Bosch five-ring gas hob (LPG), Neff electric oven with extractor, built-in fridge and separate larder freezer.

Offers in the region of £200,000



Details Continued:

The dining area also has a fitted electric fire and patio doors leading directly to the rear garden, creating a natural connection between indoor and outdoor spaces.

Upstairs, the landing is spacious with access to a built-in airing cupboard and loft. There are three bedrooms—two doubles with built-in wardrobes and vanity units, and a single with a distinctive feature window. The family bathroom is generously sized and includes both a bath and a double shower with massage jets and built-in seat.

Externally:

The rear garden is a standout feature and has been designed with purpose and care. A paved patio area outside the dining room doors provides a comfortable spot for outdoor meals and relaxing afternoons. The garden shed has lighting and power, making it more than just a storage space, and there's even an outside toilet tucked behind.

To the side of the property, an enclosed section provides storage for the oil tank and gas bottles, while

a pergola draped with a mature creeper creates a shaded area to sit. Steps lead down to a lawn broken up by well-established borders, sculptures, and a small wildlife pond. A children's play shed with its own outdoor seating area sits tucked into the bottom corner—this spot could be reimagined as a garden store if needed. A further storage area for garden tools or waste is also available.

This home ticks all the right boxes for those looking to settle in a well-connected village along the West Wales coast, close to both nature and community life. It blends practicality with thoughtful touches throughout, making it a solid option for families or those looking to relocate near Cardigan Bay.

Hallway
14'0" x 5'11" max

Ground floor shower room
7'4" x 4'9"

Lounge
13'3" x 10'11" max

Kitchen/Diner
17'10" x 10'11" max

Landing
7'10" x 8'0" max

Bedroom 1
9'0" x 10'9" plus built in wardrobes

Bedroom 2
11'6" x 10'11" max

Bedroom 3
7'10" x 8'0"

Bathroom
5'9" x 8'5"

Garden Shed
5'10" x 5'10"

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

COUNCIL TAX BAND: C - Ceredigion County
Council

TENURE: FREEHOLD

PARKING: There is no parking with the property
but there is a parking bay area just up from
the property with plenty of space available.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and
central heating

BROADBAND: Available - TYPE - Superfast
available in this area with speeds up to: 71
Mbps - 18 Mbps - 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](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 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.

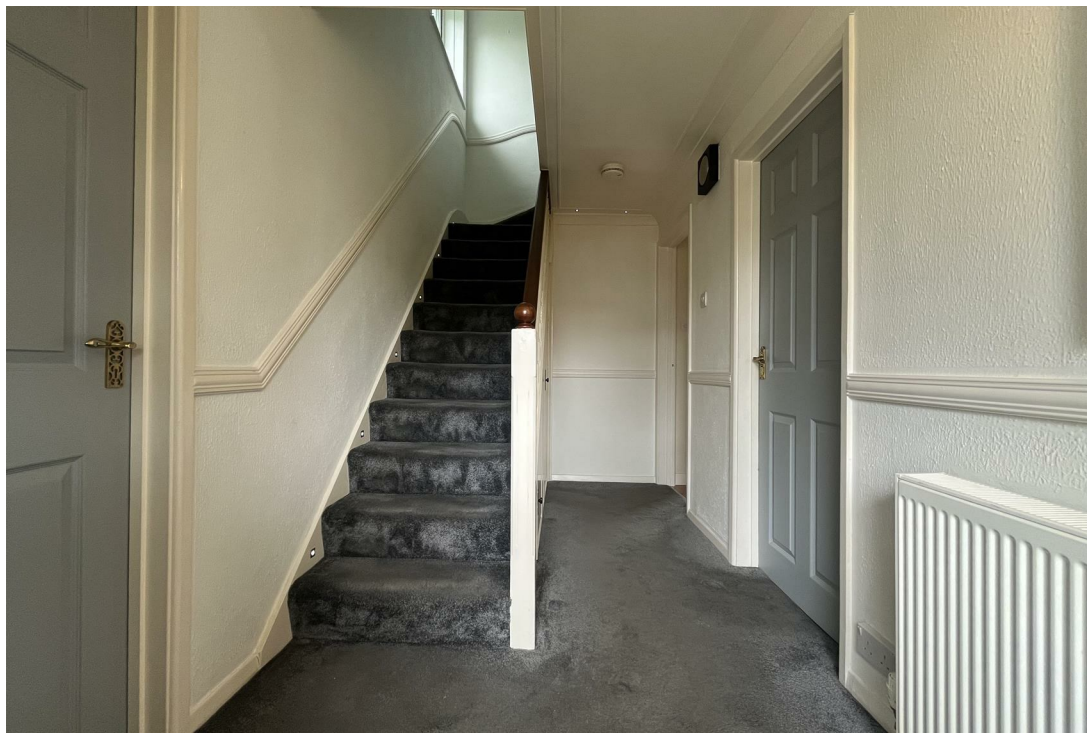
VIEWINGS: By appointment only. Ex MOD/Qinetiq Property.

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/04/25/OK











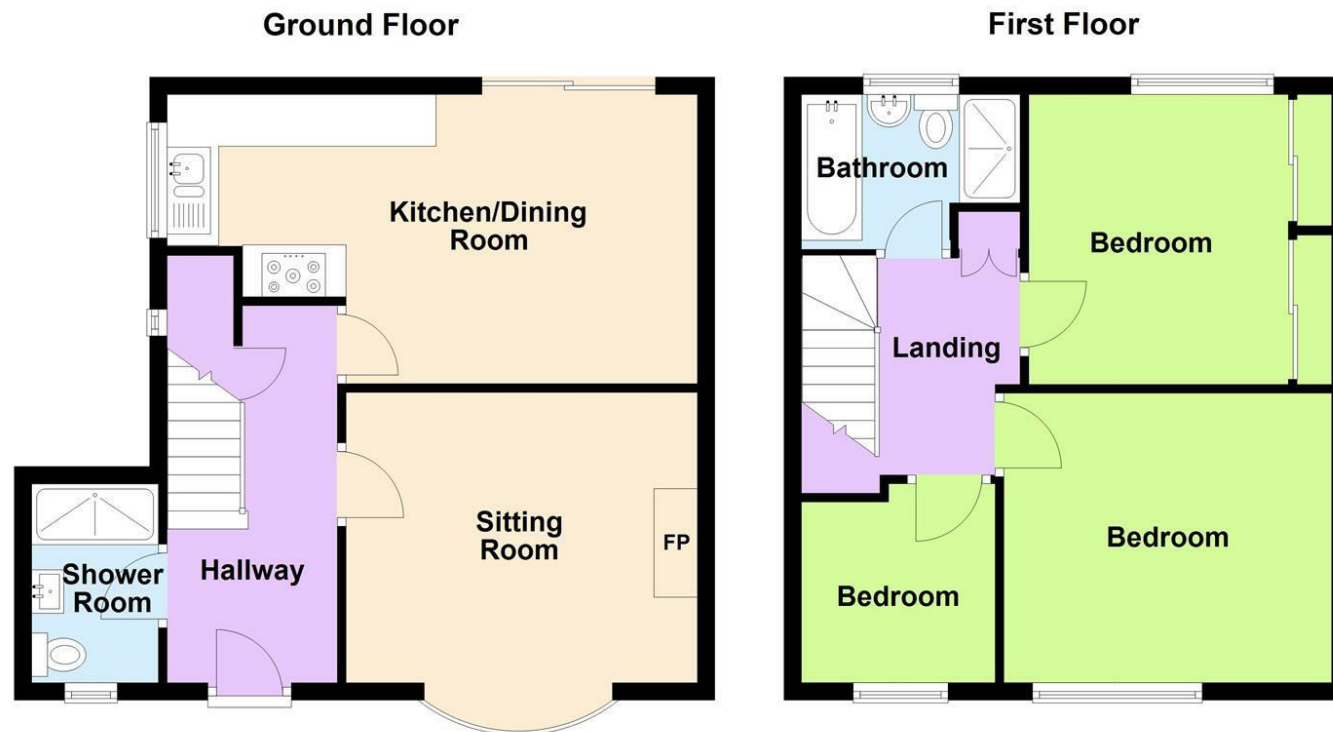


DIRECTIONS:

From Cardigan take the A487 towards Penparc etc. In Tremain take the first left at the roundabout towards Aberporth, take the first left at the next roundabout and continue along this road until you take the first left signposted Parcllyn, Felinwynt, Mwnt, Ferwig. Continue along this road into the village of Parcllyn, take the second right turn into Hillfield Estate. Take the first right into the small cul-de-sac type loop. The property can be seen on the right hand side, denoted by our for sale board with the parking area just a short distance up on the left hand side.

What3Words:///excusing.irrigated.wool





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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