



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Parc Y Dwr, Newcastle Emlyn, SA38 9LT

Offers in the region of £335,000



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# Parc Y Dwr, Capel Iwan, SA38 9LT

- Non-estate detached bungalow in Capel Iwan, West Wales
- Modern Kitchen and breakfast room with central island
- Dining room with double doors leading out to the garden
- Timber decked area, modern patio, summer house and workshop
- Just ten minutes from Newcastle Emlyn and within easy reach of Cardigan Bay
- Three bedrooms, two bathrooms including a modern wet room
- Comfortable lounge with marble fireplace and LPG coal-effect fire
- Generous rear garden with open views over farmland
- Ample off-road parking on tarmac driveway
- EPC Rating ; D

## About The Property

This well-presented, non-estate three-bedroom bungalow sits in the semi rural village of Capel Iwan, West Wales. Just a ten-minute drive from the popular market town of Newcastle Emlyn, it offers a convenient balance between countryside living and access to local amenities, including a secondary school, shops, and places to eat.

The bungalow has a comfortable, easy layout with spacious rooms, practical updates, and a homely finish. A tarmac driveway at the front provides off-road parking for several vehicles, leading to a garage that's currently best suited for storage as it has been partly converted to provide a wet room accessed from the home, adding functionality without sacrificing parking space outside.

Inside, the hallway leads through to a good-sized lounge with a feature fireplace and an LPG coal-effect fire set in a marble surround. The room enjoys plenty of natural light through a wide front-facing window, with enough space for a range of furniture layouts.

The kitchen and breakfast room is a real focal point — fitted with a modern set of wall and base units, plus a central island with an Oak worktop and breakfast bar. The kitchen has an induction hob with extractor fan over, an eye-level double oven, and an integral fridge/freezer and dishwasher. There's room to cook, eat and gather all in one spot, with a view out across the rear garden and welcoming.

Just off the kitchen through an archway, the dining room has glazed double doors leading straight out to the rear garden. It's a very useful space, currently set up for mealtimes, but could double as a snug, hobby room or even a home office.

The utility room adds another layer of practicality, with its own fitted units, sink and space for a washing machine and dryer. A side door from here leads directly to the back garden and also connects to the storage room/garage, making it ideal for managing everyday jobs out of sight. The modern wet room is also accessed from the utility room.

Offers in the region of £335,000



Continued

There are three bedrooms in total.

Bedroom one and bedroom three both face the front of the property and are well-sized, each with built-in storage.

Bedroom two, at the rear, looks out over the garden and fields, and also includes built-in wardrobes.

The main bathroom features a bath with shower over, tiled floor, and part-tiled walls — all kept in neutral modern tones.

Outside, the rear garden makes the most of its position, with open views across farmland. There's a patio area directly behind the bungalow for outdoor seating, plus a timber-decked

area to one side that's ideal for placing outdoor furniture or a barbecue. A small summer house sits on the decked area, adding another space to relax or work from during warmer months.

A timber workshop is also included, providing plenty of storage or work space for tools, gardening gear or small projects. The front garden has a mix of lawn and shrubs, giving the property a smart look from the road without being high maintenance.

This is a comfortable, well-maintained home with room for everyday life both inside and out. The current owners have spent time and money updating the key areas, making it ready to move into with

minimal fuss. Located within easy reach of Newcastle Emlyn and just a short drive from the coast around Cardigan Bay, it's a practical spot with the added bonus of open views and village surroundings.

Hallway

16'9" x 15'3" (1 shape max)

Lounge

15'2" x 17'8"

Kitchen / Breakfast Room

13'1" x 14'6"

Dining Room

9'5" x 9'4"

Utility

10'0" x 6'1"

Wet Room

8'9" x 4'0"

Bedroom 1

14'9" x 10'4"

Bathroom

9'4" x 6'4"

Bedroom 2

12'4" x 9'5"

Bedroom 3

11'0" x 9'4"

Attached Garage/Store Room

17'10" x 9'3" (max)

Summer House

Workshop

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.

Calep Iwan is a rural village with a popular village hall and is set just a few miles south of the market town of Newcastle Emlyn (just a 10-minute drive) away, with additional larger amenities available in the popular market town of Cardigan, or Carmarthen, and located within a 30-minute drive to the popular Cardigan Bay Coast.

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: E Carmarthenshire County

Council

TENURE: FREEHOLD

PARKING: Off-Road 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: Connected - TYPE Standard \*\*\* - up

to 106.1 Mbps Download, up to 18.3 Mbps upload

\*\*\* FTTP. 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 , some networks limited inside, 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 this home has a wet room

**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. Part of the garage has been converted to a wet room accessed via the utility room, so it can no longer

be used as a garage but only as a store room.

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/06/25/OK/TR















**DIRECTIONS:**

Travelling on the A484 from Cardigan towards Newcastle Emlyn, enter the town and turn left signposted for Capel Iwan (and the secondary school). Pass the secondary school and take the next left, continue on this road until you reach Capel Iwan. Carry on through the village until you reach the T junction in the middle of the village. Turn right here, and the property is just a short way along on the left-hand side, denoted by our for sale board.

What3Words: ///amplifier.hang.hangs





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto: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.

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)



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