



 **CARDIGAN BAY PROPERTIES**
EST 2021

Ty Parc, Park Avenue, Cardigan, SA43 1AG
Offers in the region of £475,000

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Ty Parc, Park Avenue, SA43 1AG

- Edwardian detached home
- 7 double bedrooms all with en-suites
- Character features
- Great income potential
- Just 6 min drive to the coast
- Beautifully presented
- Detached garage & off road parking
- Could be adapted for multi-generational living
- Popular Location in Cardigan town,
- EPC rating; D

About The Property

This is a beautifully presented versatile Edwardian 7-bedroom home, all within easy walking distance to both the primary and secondary schools, shops, supermarkets and more in this popular town location. With ample off-road parking to the side with a garage and rear gardens. Situated off the main road, in a convenient location at the top end of the popular market town of Cardigan, complete with all its amenities, and within easy driving distance of the west Wales coast of Cardigan Bay and its many pretty, sandy beaches.

Access into the property is via steps up to the front porch area with decorative tiling, and into the entrance hall via the stained glass door. The entrance hall is a grand statement room with original parquet flooring, ornate cornice, and stairs to the first floor, doors within the hallway access the lounge, living room/dining room, and bedroom one with en-suite. The rear hallway then accesses bedroom two also with en-suite, the kitchen, w/c, and rear door onto the rear garden/patio area.

The Living room/Dining room is located at the front of the property and benefits from a beautiful bay window overlooking the front garden, and a feature fireplace, Bedroom one is also located to the front of the home, with a bay window and also benefits from it's own ensuite, with shower, w/c, and a wash hand basin. The lounge is positioned to the side of the house and has an ornate fireplace, and the bay window overlooks the playing fields and beyond. Positioned to the rear there is an enclosed back hallway that accesses bedroom two also with an en-suite, w/c shower, and wash hand basin, the rear hallway also has a door to the separate w/c with wash hand basin, a door accessing the rear patio and a door onto the spacious kitchen/dining room. This room has a range of base and wall units, an electric oven with gas hob, dual aspect windows, and a one-and-a-half sink with a drainer, tiled flooring and under-counter gas boiler.

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Details Continued;

On the first floor, there are a further 5 double bedrooms each with it's own en-suite. Bedroom three overlooks the front of the home, it has a bay window and an en-suite with shower, w/c and wash hand basin, between bedrooms three and four, accessed from the landing is an office room. Bedroom four is also a double with an en-suite including a shower, w/c and wash hand basin, this room it to the front and side of the home so benefits from the bay window located on the corner giving views to the side and front. Bedroom five with an ensuite including shower, w/c, wash hand basin, also had a lovely bay window located at the side of the home so enjoys the views over the

playing fields and beyond. Located to the rear of the property there is an external door (with external stairs leading you the the side of the home) and bedrooms six and seven both are doubles, and have ensuites including showers, w/c, and wash hand basins. When designing the interior layout the owners informed us that they ensured that all en-suites in the bedrooms could be removed without affecting the original design and architraves of the rooms, so it could be adaptable to the new homeowner's needs. Also located on the landing is a storage room with stairs up to the spacious attic with a Velux windows and gable end window, this is a wonderful room that could have the potential for more living

accommodation (subject to the necessary planning, building regulations, and consent).

Externally;

To the front and side of the home are manicured lawns with a flower display to the front and a paved pathway leading you to the front door steps and veranda with a seating area, to the side/rear of the home is a detached garage that can fit up to three cars, there is a door to the rear, with electric garage doors to the front, the rear of the garage also has an extra garage door allowing you to drive though if wished (this adaptable space could also be converted to additional living accommodation subject to the necessary planning and consents should the new owners wish). There is also additional parking to the front of the garage and gated access to the side that could also be utilized for parking. In the private patio area to the rear of the home, there is a very useful detached workshop/utility room/laundry room and an additional wooden shed. the patio has a lovely seating area, To the side of the home is an enclosed further gravelled seating area and external steps to the first floor of the property.

Due to the design of the Edwardian home, many rooms benefit from high ceilings, architrave moulding, ceiling roses and decorative detailing.

This property can be adapted for a variety of uses, from multi-generational living, a large family home, or a property with great income potential, all located in an extremely popular area of Cardigan town, and within walking distance to the shops and local amenities.

Entrance Porch
7'3" x 4'0"

Entrance Hall
7'4" x 22'8"

Living Room/Dining Room
14'0" x 15'10" (plus bay)

Bedroom 1
13'3" x 12'9" (max)

En-Suite
5'4" x 5'8" (max)

Lounge
12'11" x 13'3" (max)

Rear Hallway
10'7" x 4'3" (max)

W/C
3'4" x 2'5"

Bedroom 2
12'11" x 13'3" (max)

En-Suite
5'6" x 5'8" (max)

Kitchen
14'9" x 15'8" (max)

First Floor Landing
25'11" x 9'8" (max)

Bedroom 7
12'2" x 11'5" (max)

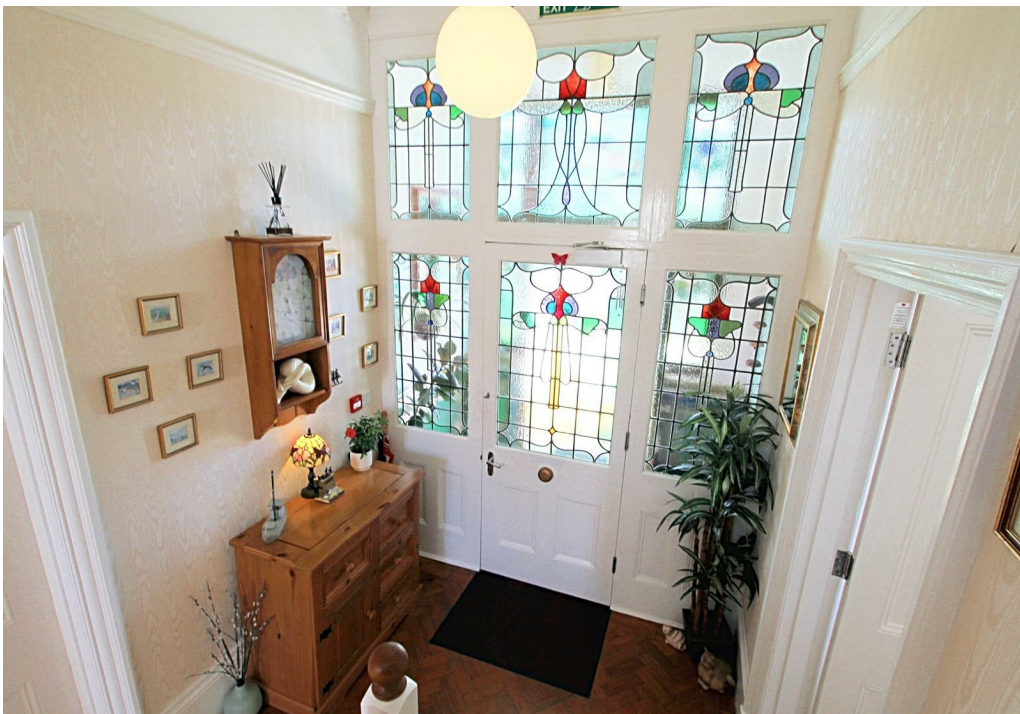
En-Suite
6'3" x 5'2" (max)

Bedroom 6
10'0" x 14'2" (max)

En-Suite
5'2" x 4'11" (max)

Bedroom 5
12'11" x 13'5" (plus bay)





En-Suite
5'8" x 5'4" (max)

Bedroom 4
12'9" x 13'5" (max)

En-Suite
5'8" x 5'4" (max)

Bedroom 3
14'0" x 15'10" (plus bay)

En-Suite
5'1" x 5'4" (max)

Office
7'4" 8'7"

Store Room/Stairs to Attic
10'9" x 6'3" (max)

Attic Room
36'6" x 24'11" (max)

Detached Garage
24'6" x 22'8" (max)

Workshop/Laundry room
20'2" x 5'10"

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: G Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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.

SERVICES: We have not tested any services to this property.

BROADBAND: Superfast available - Max download speed - 52 Mbps Max upload speed - 8 Mbps
PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: 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/>)

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A
COASTAL EROSION RISK: None in this location

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, under the 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.

VIEWING INFORMATION: Please note that there is CCTV at this property. the owners have informed us that they can include all the furniture upstairs if needed.

TR/TR/10/23/TR/OK









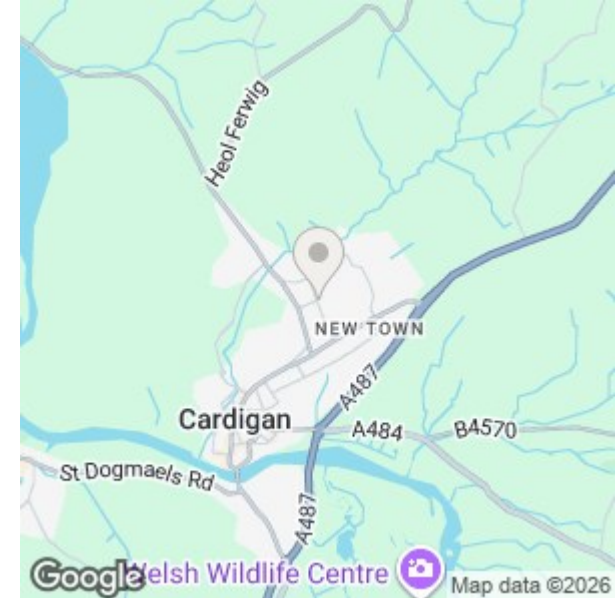




DIRECTIONS:

From Cardigan drive up through the high street, and up towards Aldi & Tesco, as you approach the secondary school and playing fields, turn left onto Gwbert road, continue with the playing fields on your right and it is the first property on your right just after the playing field.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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