



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 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's 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 — this may be available by separate negotiation.

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 the following – not to carry on any trade business or manufacture whatsoever, to maintain and keep in repair the fence or fences on side or sides of the property, To maintain that portion of the land hereby conveyed which lies in advance of the building line as an ornamental garden and entrance, Not to erect or suffer to be erected or set up at any time hereafter upon any part of the land hereby conveyed any showboards or hoardings or any advertisements of any description (with the exception of





advertisements for the sale or letting of the property hereby conveyed) nor to erect or allow to be erected any poles for the purpose of carrying wireless or television aerials or any other wires but this shall not prevent the installation on any chimney or gable wall of the said dwellinghouse of a television aerial driveway and not to erect or place any building fence hedge or post thereon other than a forecourt fence or wall not exceeding 3 feet in height nor to permit any caravan house on wheels boat or commercial vehicle to be parked or remain thereon. Not to erect any building or structure whether permanent or temporary (with the exception of the dwellinghouse now in course of construction) and not to make any extension or alteration to any building or erection 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 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 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.

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.

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