



18, Gotrel Estate, Cardigan, SA43 1PJ

Offers in the region of £350,000



18, Gotrel Estate, Verwig Rd, SA43 1PJ

- Detached 3-bed, 3-bath dormer bungalow
- Spacious lounge plus sunroom with bi-fold doors
- Kitchen/diner with adjoining utility room
- Integral garage and parking for 3 vehicles
- Easy reach of coast, beaches and local town amenities
- Countryside views from the garden and sea glimpses upstairs
- Ground-floor bedroom with Jack-and-Jill shower room
- Master bedroom with fitted wardrobes and en-suite
- Security alarm system installed
- EPC Rating : C

About The Property

Set within easy reach of both the coast and town, this detached dormer bungalow offers a comfortable amount of space across two floors, with pleasant countryside views and a glimpse of the sea from the upper level. The layout works well for those wanting flexibility, with a ground-floor bedroom and shower room alongside generous living areas that make day-to-day life straightforward. The setting places Cardigan Bay and West Wales on the doorstep, with well-known beaches such as Patch, Mwnt, Aberporth and Poppit Sands all convenient to reach.

The ground floor begins with a handy porch that leads into a welcoming hallway with wooden flooring and useful understairs storage. Double doors open into the main lounge and dining room, a sizeable room with a front-facing window, electric fireplace and French doors connecting to the sunroom at the back. With bi-fold doors opening to the patio and garden, this additional space works well through the seasons.

The kitchen is another strong feature, fitted with a good range of wall and base units, a dresser-style section and a Neff double oven. Two rear windows draw in plenty of natural light and there's room for a kitchen table without feeling tight. From here, a door links to the utility room, which houses the boiler, offers further storage and includes an external door to the garden. The ground-floor shower room sits between the hallway and the ground-floor bedroom, with Jack-and-Jill access making it a practical setup for guests or everyday use.

Upstairs, the landing benefits from two Velux windows and leads to three well-proportioned rooms. The main bedroom includes built-in wardrobes and an en-suite with a quadrant shower enclosure. The second bedroom also features built-in wardrobes, while the family bathroom adds a freestanding roll-top bath for a more relaxed option.

Offers in the region of £350,000



Continued

Outside, the rear garden is level and makes the most of its position, enjoying uninterrupted countryside views across fields. The patio area offers a calm spot to sit out, with the lawn and raised bed providing scope for planting. Sea views can be appreciated from upstairs, adding another highlight to the setting. To the front, the patterned concrete driveway provides parking for three vehicles and leads to the integral garage, with gated access on both sides to the rear. The property also includes a security alarm system.

A home that brings together space, practicality and a lovely outlook, all within easy reach of town amenities and the coast. Early viewing is recommended to appreciate the layout and the setting.

INFORMATION ABOUT THE AREA:

Cardigan is a lively market town in West Wales with a strong sense of community and a growing mix of independent shops, cafés, galleries and practical everyday services. The town sits beside the Teifi Estuary and is well placed for exploring the wider Cardigan Bay coastline, including beaches such as Mwnt, Poppit Sands

and Patch. Local attractions include the restored Cardigan Castle, a riverside theatre, sports facilities and easy access to countryside walks along the Teifi Marshes and the Wales Coast Path. Schools, supermarkets and healthcare services are all close at hand, making the town a straightforward and well-connected base for daily life.

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.

Front Porch

5'10" x 3'2"

Hallway

9'7" x 5'10" (max)

Lounge/Dining Room

29'0" x 13'8"

Sun Room

12'2" x 10'9"

Kitchen

21'5" x 11'10"

Utility Room

10'6" x 6'8"

Bedroom 3

11'1" x 9'1"

Jack & Jill Shower Room

7'6" x 5'10"

1st Floor Landing

17'11" x 5'0"

Bedroom 1

14'2" x 11'8"

En-Suite

6'4" x 5'2"

Bathroom

6'5" x 6'3"

Bedroom 2

11'7" x 11'7"

Integral Garage

16'1" x 10'6"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)

THAT THIS PROPERTY BENEFITS FROM THE

FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Timber Framed

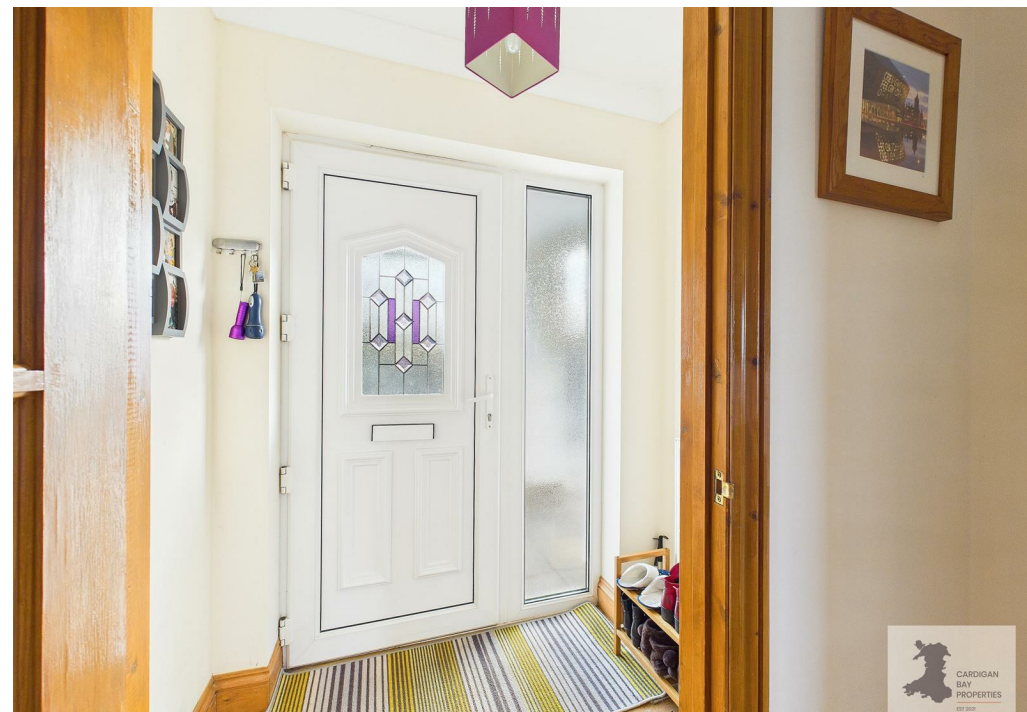
SEWERAGE: Mains Drainage

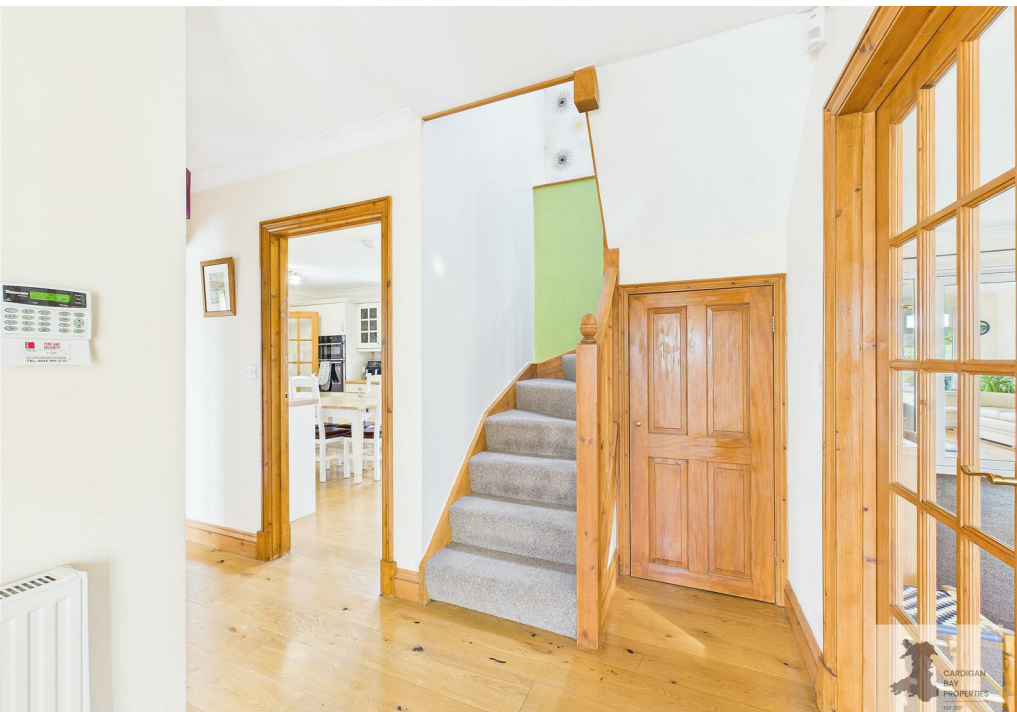
ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and central heating

BROADBAND: Connected - TYPE - Standard





*** up to 207.72 Mbps upload *** – 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 no issues 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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

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. Located on a cul-de-sac. Traditional Timber Framed

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/12/25/OK/TR









CARDIGAN
BAY
PROPERTIES
EST 2021





DIRECTIONS:

From Cardigan high street, head northwards up North Road and turn left onto Gwbert Road (B4548). Go past the playing fields on your right and continue over the small roundabout, take the next right and continue up the road and turn left into the cul-de-sac, bare left and continue around the corner, carry on to the end, and the property is located in front of you, denoted by our for sale sign

What3words: ///tickles.toasters.locate





Floor 0



Floor 1



Approximate total area⁰¹

163.8 m²

Balconies and terraces

16.3 m²

Reduced headroom

5 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(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.

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

www.cardiganbayproperties.co.uk