



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Brynaeron, Cardigan, SA43 2EN

Offers in the region of £370,000



5



1



2



E



# Brynaeron, Aberporth, SA43 2EN

- 5 bed semi-detached house
- Walking distance to pub and cafes
- Popular Aberporth village
- Landscaped gardens to rear
- Lounge, dining room and study
- Beautifully presented
- Walking distance to the beach
- Off road parking for one vehicle
- Patio areas
- EPC rating : E

## About The Property

Located in the charming seaside village of Aberporth, this inviting 5-bedroom semi-detached home offers a wonderful coastal living experience. Spread across 3 stories, this property boasts 2 reception rooms, making it perfect for entertaining guests or simply relaxing with your family. With its prime location just 600 yards from two sandy beaches, this home is a dream for beach lovers and those who enjoy coastal walks. With the added convenience of off-road parking for one vehicle at the front.

Aberporth itself is a vibrant village with a range of amenities including a village shop, post office, pharmacy, pub, cafe, Indian takeaway, chip shop, primary school, and nursery. The proximity to the coastal path allows for easy access to the stunning Ceredigion Coastal Path in Cardigan Bay, offering breathtaking views of the Welsh coastline.

Access into the property is via steps through the partly glazed door into a small internal porch area with Victorian-style tiled flooring, and into the entrance hall via the front door, the original staircase to the first floor, and a door leading into; the lounge, with a feature fireplace, carpeted flooring, and bay window; The hallway then flows through to the dining room. The door then opens into the kitchen. This modern kitchen benefits from fitted base and wall units with worktop over, built to incorporate the feature arched fireplace, there is an electric cooker, with gas hob, and a sink and drainer. The door then leads you onto the utility room with space and plumbing for a washing machine and dryer, a separate w/c with a toilet and wash hand basin and a door onto the side patio and onto the rear garden

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Continued:

As you walk up to the first floor, the landing splits into two, the family shower room is located to this side of the home and benefits from w/c, shower, wash hand basin, and the additional study room is also located at the back of the property. On the main landing, there are doors off to two double bedrooms and one single bedroom, the second double bedroom is the master and has a bay window and a feature fireplace, the flight of stairs then leads you up to the 2nd-floor

landing where there is another bedroom with a Velux, and a spacious double bedroom with sea views,

This lovely home has offroad parking located at the front for one car. there is a gated side entrance to the front, and a private rear garden that is beautifully landscaped, there is a paved patio area located to the side of the house with steps leading you up to the garden with raised beds that benefit from beautiful planting with flowers

and shrubs, to the rear is a further patio area with feature brick walls surrounding the seating area, and a stunning palm tree framing the garden, this space is ideal for alfresco dining and socializing, there is also a handy garden shed.

This property offers the perfect blend of comfort, convenience, and coastal beauty. Don't miss out on the opportunity to own a piece of this idyllic coastal village in west Wales.

Hallway  
17'11" x 5'1" (max)

Lounge  
13'10" x 13'5"

Dining Room  
11'5" x 10'11"

Kitchen  
13'1" x 10'9"

Utility Room  
8'6" x 10'9"

WC  
5'4" x 3'8"

Landing

Study  
10'8" x 5'11"

Shower Room  
7'4" x 5'10"

Bedroom 2  
11'8" x 10'4"

Bedroom 1  
15'4" x 11'8"

Bedroom 3  
8'11" x 7'1"

Attic Landing

Bedroom 4  
11'11" x 11'6"

Bedroom 5  
18'1" 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

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 58.05 Mbps





Download, \*\*\* Smart WiFi- 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](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](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.

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/08/24/OK







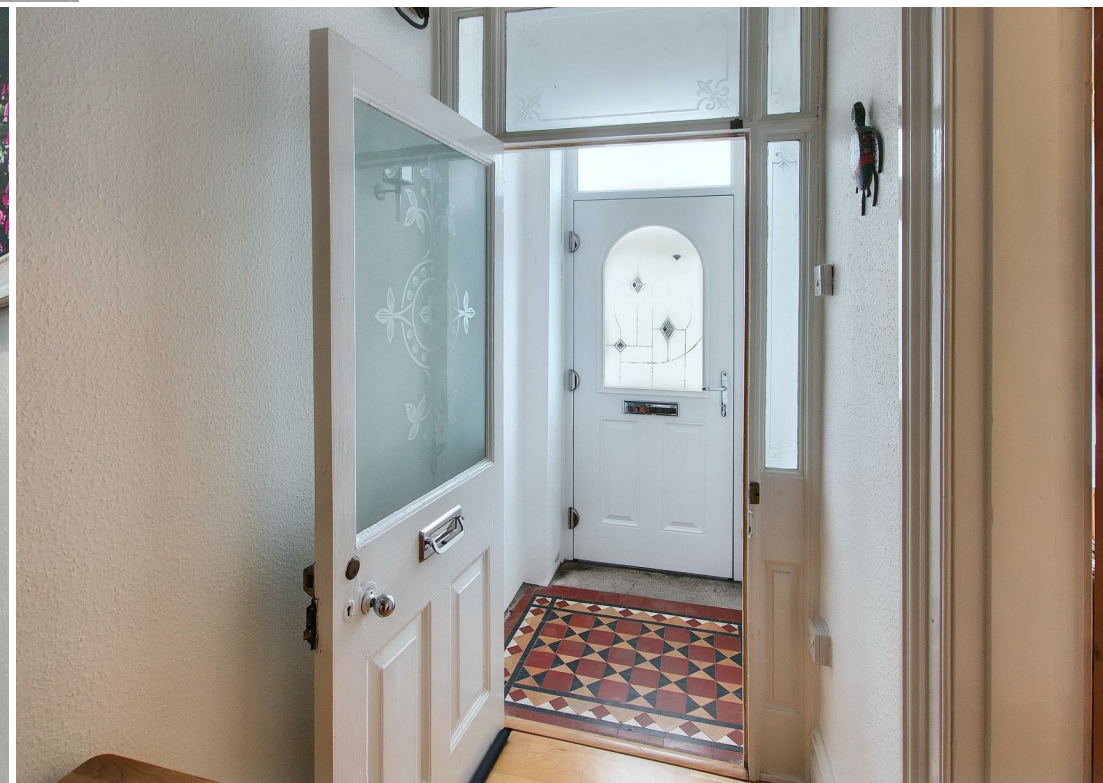
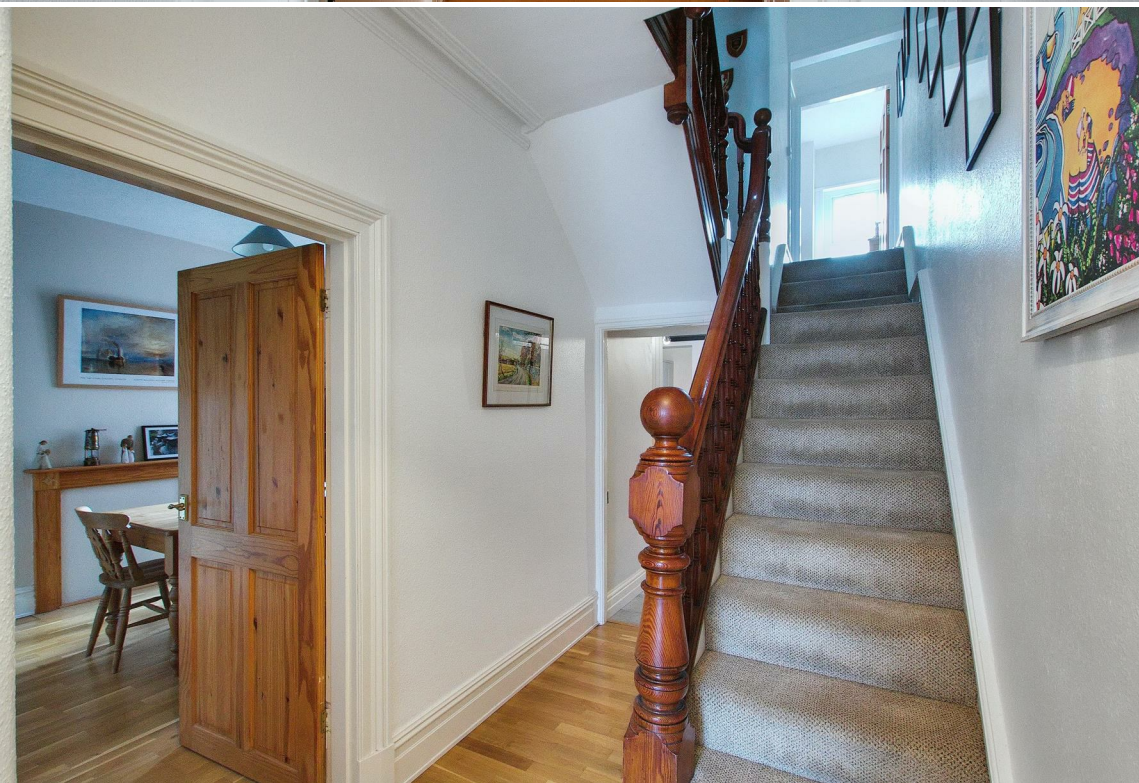






**DIRECTIONS:**

From Cardigan travel on the A487 northward until you reach the Gogerddan crossroads, turn left here for Aberporth on the B4333 into the village of Aberporth. As you enter the village travel through the narrow section of the road, as it widens you will see the property on the right-hand side.





#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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