




8, Heol Helyg, Cardigan, SA43 1NQ

£285,000



CARDIGAN
BAY
PROPERTIES

EST 2021

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8, Heol Helyg, SA43 1NQ

£285,000

- 3 Bedroom detached bungalow
- Double driveways
- Garage with workshop to the workshop
- Conservatory off master bedroom
- Enclosed rear garden
- No Forward Chain
- Popular Cardigan Town Location
- Only 4.7 Miles to the Coast and Beach
- Walking distance to local supermarkets
- EPC rating : D

About The Property

Welcome to this charming detached bungalow located on Heol Helyg in the lovely town of Cardigan. This delightful property boasts 3 bedrooms, 1 bathroom, and 1 reception room, providing a cosy and comfortable living space for its future owners.

Situated in a sought-after area at the top end of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, shops, supermarkets and more, and within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path. The property features not just one, but two separate driveways, along with parking space for up to 6 vehicles, making it ideal for those with multiple vehicles or guests.

Upon entering, you are greeted by a welcoming hallway leading to a well-equipped kitchen/diner complete with a range of wall and base units, an eye-level cooker, and ample space for a washing machine. The spacious lounge exudes warmth with its feature fireplace, wooden mantel, and slate effect hearth, perfect for relaxing evenings.

This lovely bungalow also offers a wet room for added convenience, along with 3 comfortable bedrooms, one single and two doubles. The master bedroom includes a charming conservatory overlooking the rear garden, providing a tranquil spot to enjoy your morning coffee or unwind after a long day.



Continued;
In addition externally, the property includes a garage with a workshop behind it, offering extra storage space or potential for hobbies. while the garden has been landscaped for easy maintenance it has the potential for any keen gardener to adapt to their needs, it is enclosed and has a patio area which is ideal for al-fresco dining.

With its convenient location, ample parking, and charming features, this detached bungalow

on Heol Helyg presents a wonderful opportunity for a new homeowner to create their perfect haven in Cardigan.

- Hallway
10'9" x 4'2"
- Kitchen/Diner
12'10" x 9'10"
- Lounge
17'4" x 12'11"
- Wet Room
6'10" x 5'10"
- Bedroom 3
9'8" x 7'4"

Bedroom 2

10'11" x 9'11"

Bedroom 1

12'11" x 10'11"

Conservatory

10'2" x 9'5"

Garage

18'7" x 7'9"

Workshop

20'2" x 7'9"

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 & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas Mains boiler servicing the hot water and central heating

BROADBAND: Not Connected - 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 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 property is all on one level and benefits from 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.





VIEWINGS: By appointment only. The garage is link-detached to next door's garage

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.

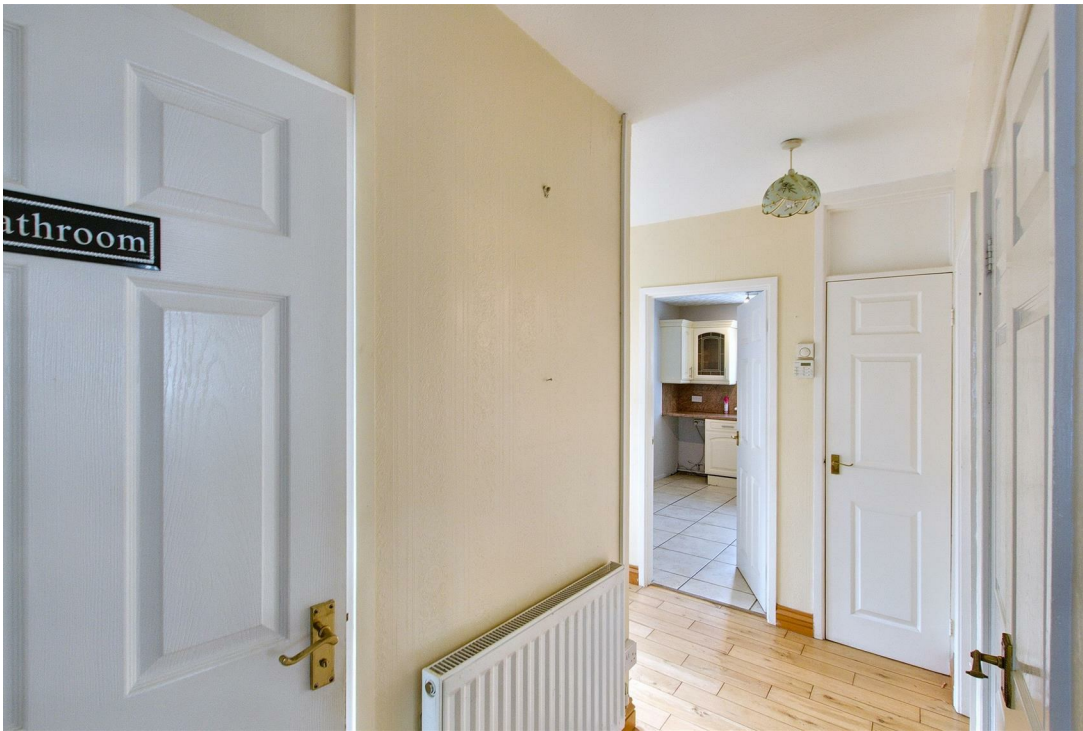
MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including a mortgage agreement in principle document if a mortgage is required.

TR/TR/10/24/OK/TR















DIRECTIONS:

Head up Cardigan High Street and carry on up Aberystwyth Road.

Just before you reach Tesco (on your right) you will see a left turning onto Ger-y-Meini, with signposts to Y Rhos, Heol Helyg, Herol Derw, Heol Bedw, Heol Onnen, Heol y Wern and Heol Gollen. Turn down this road and follow the road going along Heol Helyg and it is located on the right denoted by our for sale board,

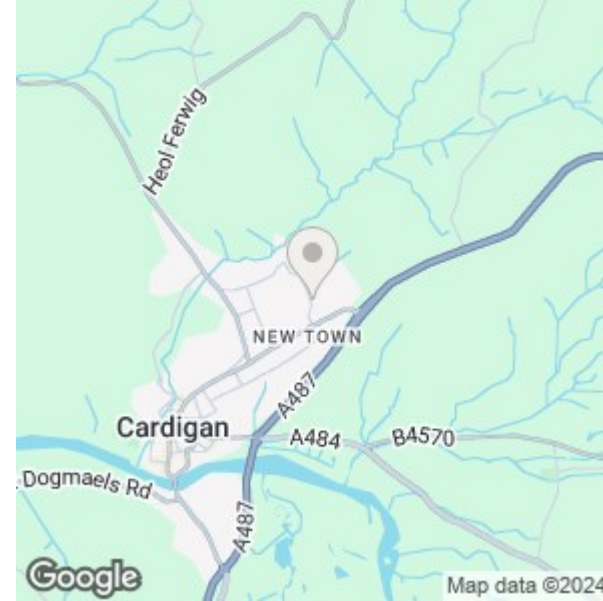
INFORMATION ABOUT THE AREA:

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.



Ground Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(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.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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