



6, Maes Yr Efail, Cardigan, SA43 1FB

Offers in the region of £325,000



6, Maes Yr Efail, Penparc, SA43 1FB

- Modern three-bedroom detached home in Penparc
- Main bedroom with en-suite shower room
- Separate utility room with larder storage
- Detached garage with power and lighting
- Within easy reach of Cardigan Bay and the beaches of West Wales
- End-of-cul-de-sac position on a corner plot
- Contemporary kitchen/diner with vaulted ceiling and garden access
- Enclosed garden with seating area and lawn
- Additional storage rooms for outdoor and seasonal equipment
- Energy Rating: B

About The Property

Looking for a home that offers stylish living with space to grow, all within reach of Cardigan Bay?

This three-bedroom detached house in West Wales combines modern finishes, practical storage, and a private garden, set in a friendly semi-rural village close to the coast.

Positioned at the end of a small cul-de-sac in Penparc, this recently built detached house sits on a generous corner plot within an exclusive development. Just a short drive from the coast and Cardigan town, the location blends everyday convenience with easy access to the beaches and countryside of West Wales.

The property's block-paved driveway offers parking for two vehicles and leads to a detached garage, with the extra space of a corner position adding both privacy and flexibility for outdoor living. Inside, the hallway sets the tone with engineered wood flooring and underfloor heating across the ground floor. Doors lead to the lounge, kitchen/diner, and ground floor WC.

The lounge provides a comfortable space for relaxing, with a mock fireplace giving a focal point to the room. Beyond, the kitchen/diner is the heart of the home — vaulted over the dining area with double Velux roof windows and patio doors opening to the garden. It's fitted with granite worktops, a butler sink with built-in drainer, integrated fridge freezer and dishwasher, plus room for a five-ring gas range cooker. A separate utility room keeps laundry and storage neatly contained, with its own larder cupboard, sink, and side access to the garden.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom benefits from a modern en-suite shower room, while the second bedroom is a comfortable double. The third bedroom, currently used as a home office, offers flexibility for work, guests, or hobbies. The family bathroom features a bath with shower over, WC, and vanity sink unit in a clean, modern style.

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Externally:

The garden layout works well for both everyday use and entertaining. Gated access on both sides leads to the rear, with the left-hand side offering a paved seating area that connects to the utility room and flows on to the main lawn. Mature shrubs and planting frame the space, with steps at the far end leading to a tucked-away storage area. The garage is complemented by a bin store and an additional storage room — ideal for outdoor equipment, beach gear, or seasonal items.

With its well-planned layout, practical features, and location close to Cardigan Bay, this is a home that offers the space and flexibility many look for when moving beyond a first property.

INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/lc-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

Hallway
21'9" x 6'8" max

WC

3'0" x 5'7"

Lounge

15'4" x 13'0"

Kitchen/Diner

21'9" x 11'0"

Utility

5'7" x 8'9"

Landing

11'11" x 7'3"

Bathroom

6'1" x 8'0"

Bedroom 1

9'8" x 12'7" max

Bedroom 2

12'7" x 12'7" max

En-suite

4'7" x 10'0"

Bedroom 3

8'5" x 8'0"

Garage

13'5" x 16'7"

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: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity

WATER SUPPLY: Mains

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

BROADBAND: Connected – TYPE – Superfast –
up to 35 Mbps Download FTTC– 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>)

BUILDING SAFETY – The seller has advised that
there are no issues that they are aware of.

RESTRICTIONS: The seller has advised that the
property is on an exclusive Cul-de-sac
location. Usual estate covenants apply, such
as; not to run a business or trade from the
property, nor to use or permit the property to
be used for any purpose other than that of a
private residential estate. Not to obstruct the
roads on the estate. Not to cause annoyance
or nuisance to neighbours. The developer
has rights to maintain pipework etc and they
will make good any work done.

RIGHTS & EASEMENTS: The seller has advised





that they share the access road into the estate, but it is on their deeds as the last house on the estate. It is a shared responsibility with numbers 3,4,5,6,7.

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. The property is located at the end of a cul-de-sac where normal cul-de-sac covenants will apply (see above), the property is close to a small petrol

station.

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.

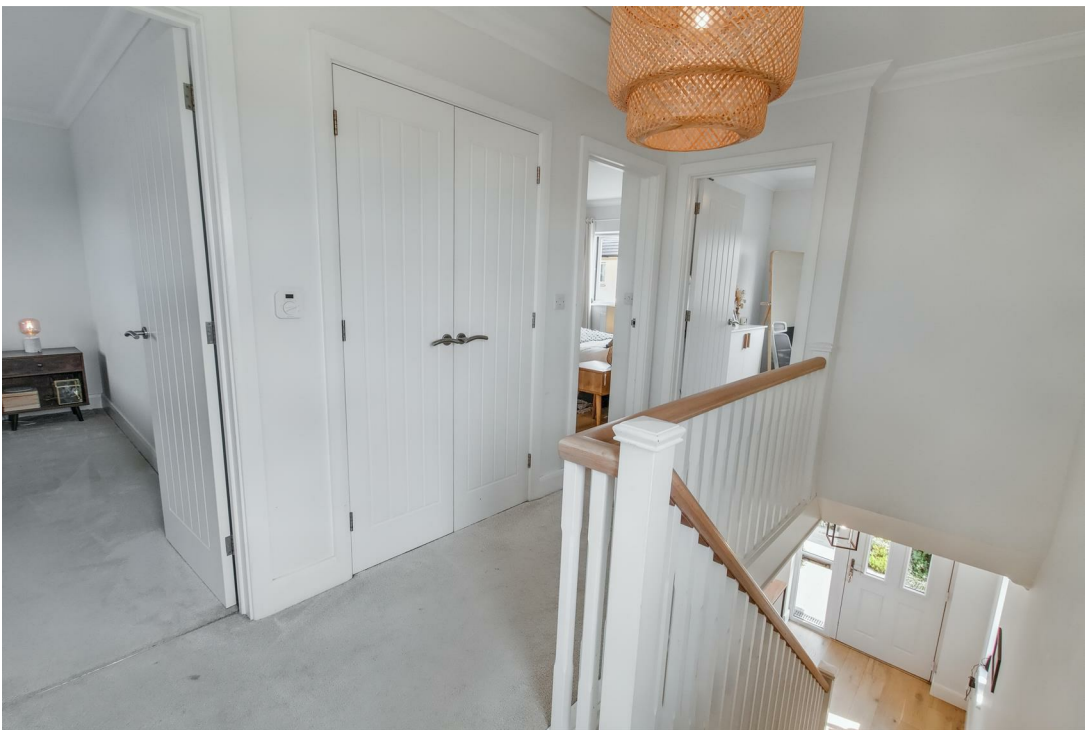
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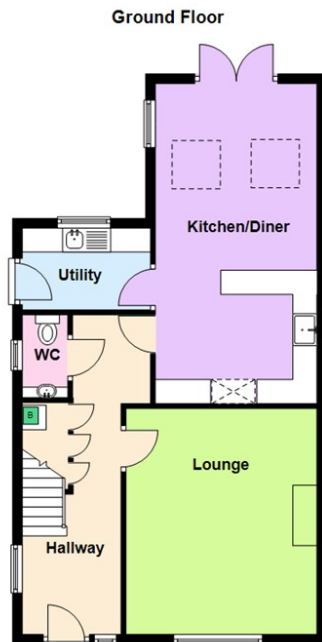


DIRECTIONS:

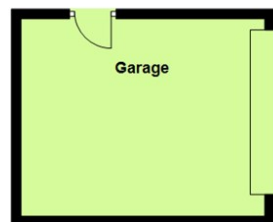
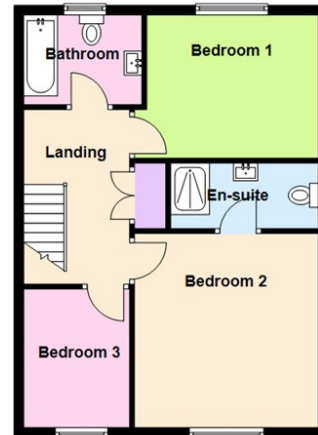
Head out of Cardigan northwards along the A487 until you reach the village of Penparc. When you get to the petrol station on your right hand side, turn right immediately after this, and then take your first right into Maes Yr Efail cul-de-sac. Follow the road down and around to the right, then to the left. This property is at the bottom of the cul-de-sac in front of you. W3W:

///boards.galloping.laptops





First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C	81	
(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 Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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