



32, Dol Y Dintir, Cardigan, SA43 1NU

Offers in the region of £275,000



CARDIGAN
BAY
PROPERTIES
EST 2021





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- Semi-detached bungalow in a sought-after cul-de-sac
- Close to shops, services and local amenities
- Lounge with feature fireplace and electric fire
- Off-road parking for around three vehicles
- Easy access to Cardigan Bay and the wider West Wales coastline
- Popular market town of Cardigan
- Two well-proportioned bedrooms
- Kitchen/diner with integrated appliances
- Fully enclosed rear garden with patio and shed
- Energy Rating: TBC

About The Property

Looking for a well-positioned semi-detached bungalow in a sought-after Cardigan cul-de-sac, close to town amenities and everyday conveniences? This two-bedroom home offers off-road parking, a kitchen/diner with French doors to the garden, and easy single-level living near the coastline of Cardigan Bay in West Wales.

Set within a sought-after cul-de-sac in the popular market town of Cardigan, this well-presented semi-detached bungalow offers comfortable, easy-to-manage accommodation all on one level, with the added benefit of off-road parking and a fully enclosed rear garden. Its position close to everyday town amenities makes it a practical choice, while the layout and outdoor space give it broad appeal.

The front door opens into a central hallway, which provides access to all rooms and includes a useful airing cupboard housing the mains gas-fired combi boiler. This simple, straightforward layout works particularly well for bungalow living and keeps the space feeling well organised.

To the front of the property is the lounge, a bright and welcoming room with a feature fireplace and electric fire in situ, offering a comfortable focal point and plenty of scope to personalise. The kitchen/diner sits to the rear and is fitted with matching wall and base units, along with an integral dishwasher, fridge freezer and washing machine. There is space for dining, making it a sociable, functional room, and French doors open directly out to the rear garden, linking indoor and outdoor space nicely.

There are two bedrooms, both well proportioned for a property of this type. The front bedroom would suit use as a generous single or small double, while the rear bedroom is a good-sized double overlooking the garden. The bathroom is fitted with a toilet, wash hand basin and a level double shower, offering a practical, accessible layout.



Externally:

Outside, the front garden is designed for ease of maintenance, laid mainly to gravel with established shrubs and a path leading to the front door. A block-paved driveway to the side provides off-road parking for around three vehicles and leads through a gated access into the rear garden. The rear garden is fully enclosed and mostly lawned, with patio areas and pathways running along the back of the bungalow. Mature borders soften the space, with roses planted along the rear fence, and there is a useful timber garden shed for storage.

Overall, this is a well-located bungalow that combines practical accommodation, manageable outdoor space and a convenient town setting – ideal for those seeking single-storey living in one of West Wales' most popular market towns. Early viewing is recommended to appreciate the position and layout on offer.

INFORMATION ABOUT THE AREA:

Cardigan itself offers a wide range of independent shops, cafés, schools and leisure facilities, while the nearby coastline of Cardigan Bay provides easy access to beaches and coastal

walks. The wider area of West Wales is well known for its scenery and relaxed pace of life, making this an appealing base for a range of buyers.

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.

Hallway

15'6" x 4'1" max (I shaped)

Lounge

16'11" x 11'9"

Kitchen/Diner

13'11" x 15'5"

Bedroom 1

8'5" x 9'10"

Bedroom 2

11'11" x 10'9"

Bathroom

6'10" x 6'6"

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

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: Available in area but not currently connected - TYPE - Superfast / Standard available in area - up to 69 Mbps Download, up to 15 Mbps upload available - 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 you cant run a business from the property.

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.

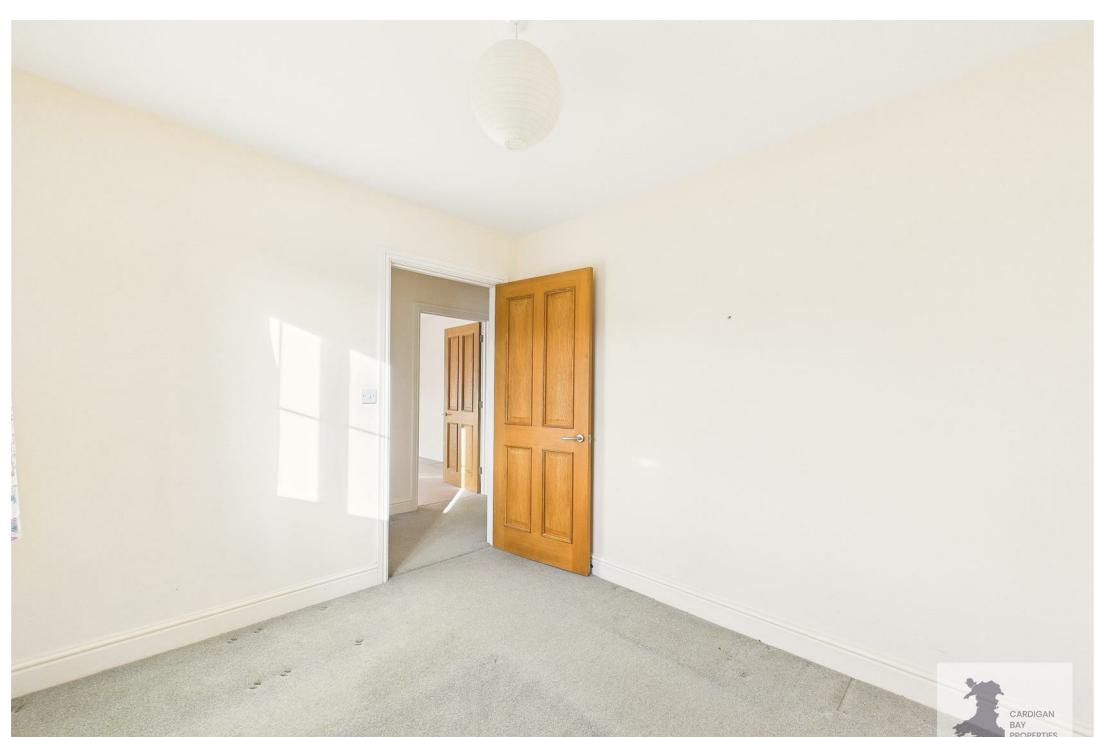
VIEWINGS: By appointment only. Normal cul-de-sac covenants apply, eg, cant run a business from the property, cant make a mess or be a nuisance to neighbours etc

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/01/26/OK









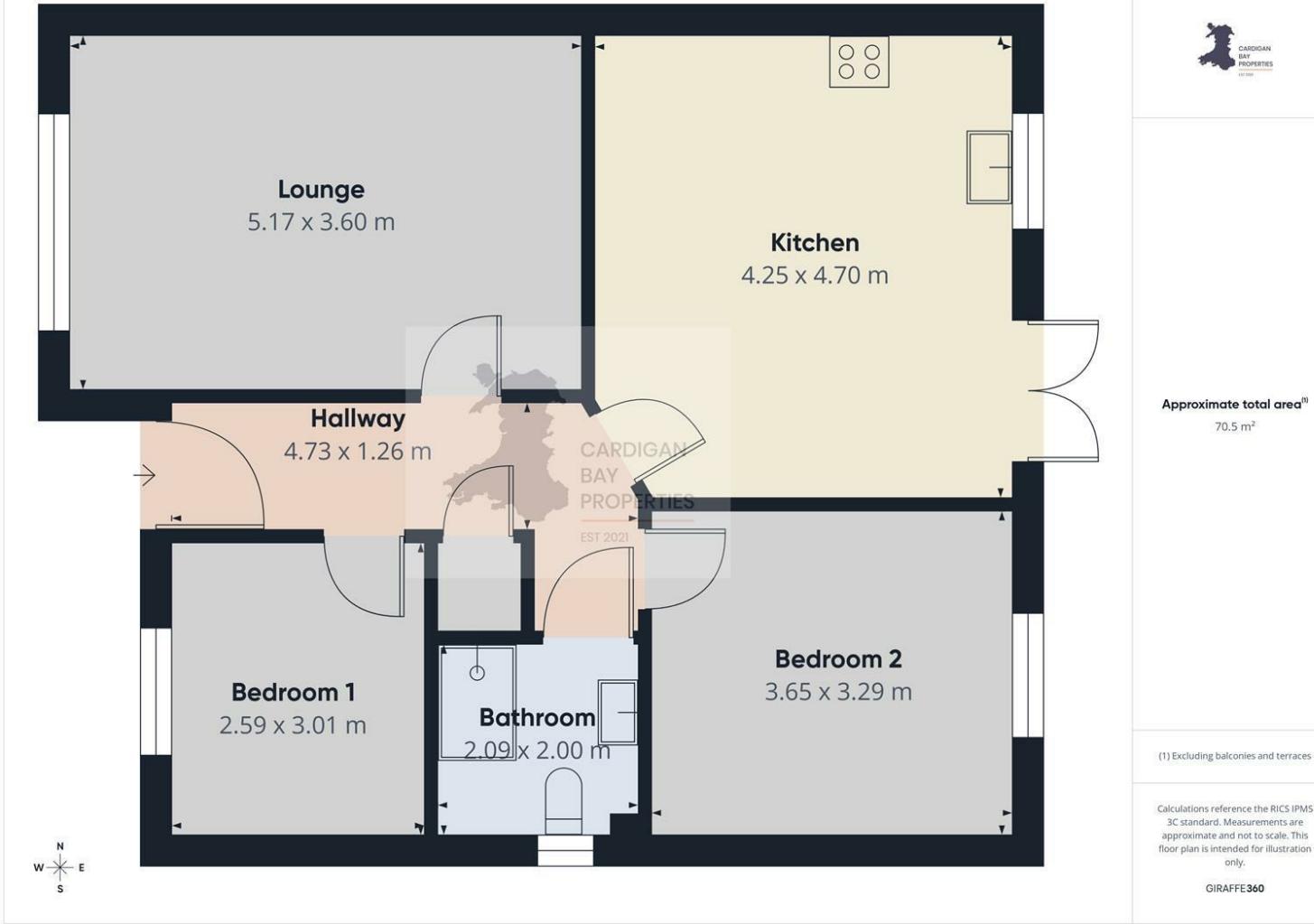




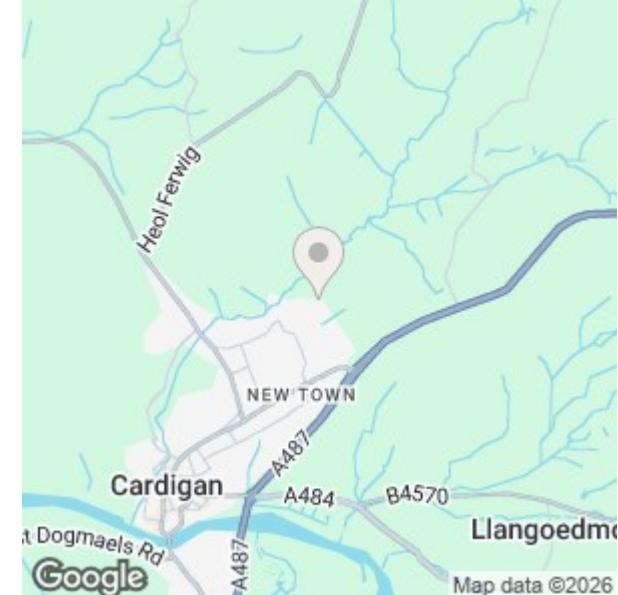
DIRECTIONS:

From Cardigan high street head northwards up towards Tesco travelling up North Road and Aberystwyth Road, just before Tesco turn left onto Heol Helyg. Follow the road around to the right and onto Heol Derw. Stay on Heol Derw, following the road around to the left at the top and then into Dol Y Dintir. Take the first right and follow all the way to the end, the property is second from last on the right hand side. What3Words: ///rats.blush.inefficient)





Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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