

CARDIGAN
BAY
PROPERTIES
EST 2021

17, Heol Y Wern, Cardigan, SA43 1NE

Offers in the region of £179,950

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17, Heol Y Wern, North Park Estate, SA43 1NE

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- Three-Bedroom Link-Detached House
- Offering Excellent Potential for Modernisation
- Conservatory Overlooking the Garden
- First Floor Family Bathroom
- Lawned Garden and Established Shrub Borders
- Popular Residential Location in Cardigan
- Spacious Lounge and Separate Kitchen
- Ground Floor WC and Separate Wet Room
- Integral Garage and Driveway Parking for Two Cars
- EPC Rating: C



About The Property

Looking for a three-bedroom link-detached house in Cardigan with off-road parking, a garage and scope to put a personal stamp on a property? Situated in the established North Park residential estate, this home offers a spacious lounge, conservatory, garden areas and excellent potential for modernisation, within easy reach of Cardigan town and the beautiful West Wales coastline.

Situated in the established North Park residential estate in Cardigan, this three-bedroom link-detached house offers a great opportunity for buyers looking for a property with potential to update and make their own. With well-proportioned accommodation, an integral garage, driveway parking for two vehicles and garden areas with established planting, the property has plenty to offer as a family home or for those looking to move closer to the amenities of this popular West Wales market town.

Although the property would benefit from modernisation, it provides a practical layout with a spacious lounge, separate kitchen, conservatory, three bedrooms and a choice of bathroom facilities across both floors.

The front entrance opens into a hallway with stairs leading to the first floor and access to a convenient ground-floor WC. From here, a door leads through to the lounge, a particularly good-sized reception room with a wide window to the front, allowing plenty of natural light into the space. There is ample room for both comfortable seating and dining furniture, making this a flexible room for everyday family living.

The kitchen is positioned towards the rear of the property and provides space for the usual kitchen appliances and storage. While the existing kitchen would benefit from updating, it offers a good starting point for creating a practical cooking and preparation area. A further hallway leads to a separate wet room and provides access towards the garage.

Details Continued:
Adjoining the lounge is a conservatory, providing an additional reception area with windows overlooking the outside space. This room offers possibilities as a sitting area, hobby room or somewhere to enjoy views of the garden throughout the seasons.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The two principal bedrooms are well-proportioned rooms, both with space for bedroom furniture, while the third bedroom would suit a child's bedroom, guest room or home office.

The family bathroom is fitted with a bath with shower over, wash hand basin and WC, with tiled walls and a frosted window providing natural light and privacy. As with other areas of the house, the bathroom presents an opportunity for updating to suit individual tastes.

Overall, this is a well-positioned link-detached home offering three bedrooms, versatile living accommodation, parking, a garage and established garden areas. With modernisation and updating, the property has the potential to become a comfortable family home in a convenient Cardigan location.

Viewing is recommended to appreciate

the accommodation, outside space and potential this property has to offer.

Externally:
Externally, the property benefits from an integral link-detached garage, providing useful parking or storage space, together with a driveway offering off-road parking for two vehicles. There is also a generous gravelled area to the front, bordered by established shrubs and hedging, which adds greenery and interest to the outside space.

The lawned garden is surrounded by a variety of mature shrubs, hedges and colourful planting, providing an established setting with scope for further landscaping or creating an outdoor seating area. A paved pathway runs alongside the property, connecting the outside areas.

INFORMATION ABOUT THE AREA:
The property is situated within the North Park Estate, an established residential area of Cardigan, conveniently positioned for access to the town's amenities. Cardigan offers a good selection of independent shops, supermarkets, cafés, restaurants, primary and secondary schools, leisure facilities and healthcare services. The town is also home to Cardigan Castle and the River Teifi, with its riverside walks and attractive surroundings.

The wider area is well known for its beautiful coastline, with the beaches at Poppit Sands, Mwnt, Aberporth and Tresaith all accessible by car. The surrounding Cardigan Bay coastline and countryside offer plenty of opportunities for walking, exploring and enjoying the outdoors, making this part of West Wales a popular place to live.

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.

Entry
4'5" x 3'6"

WC
4'4" x 2'11"

Hallway
8'0" x 4'1"

Kitchen
8'5" x 10'5"

Lounge
20'2" x 13'5"

Conservatory
8'7" x 7'9"

Rear Hall
4'6" x 3'7"

Wetroom
4'6" x 4'1"

Landing
2'10" x 6'7"

Bedroom 1
11'4" x 11'11"

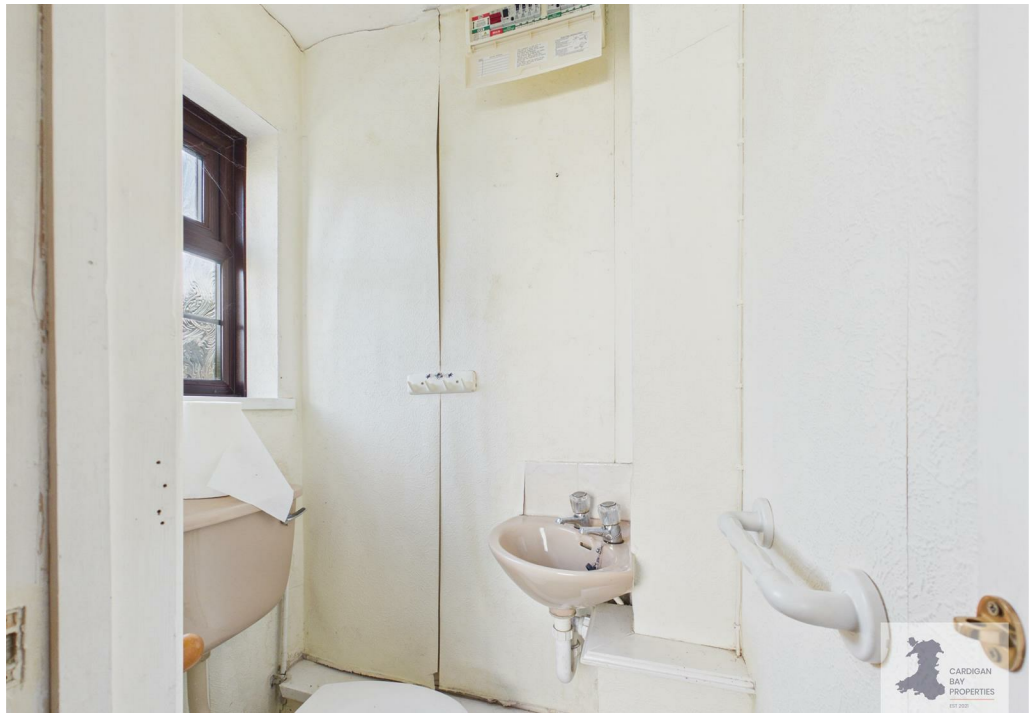
Bedroom 2
8'7" x 11'11"

Bedroom 3
8'6" x 8'7"

Bathroom
8'1" x 5'1"

Garage
18'1" x 9'10"









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 & Solar panels are owned, and fed back to the grid, with payments given by the energy provider quarterly. The sellers inform us that they earned £425 in the last year, with Ovo Energy.
25.36 Generation Rate with 50% export at 7.64
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: 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 is a ground floor wet room (this room is in need of work).
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. Please read the above information carefully. Please watch the full walk-through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties.
Property in need of modernisation. This property is located within a cul-de-sac.

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.

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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Lux Soft





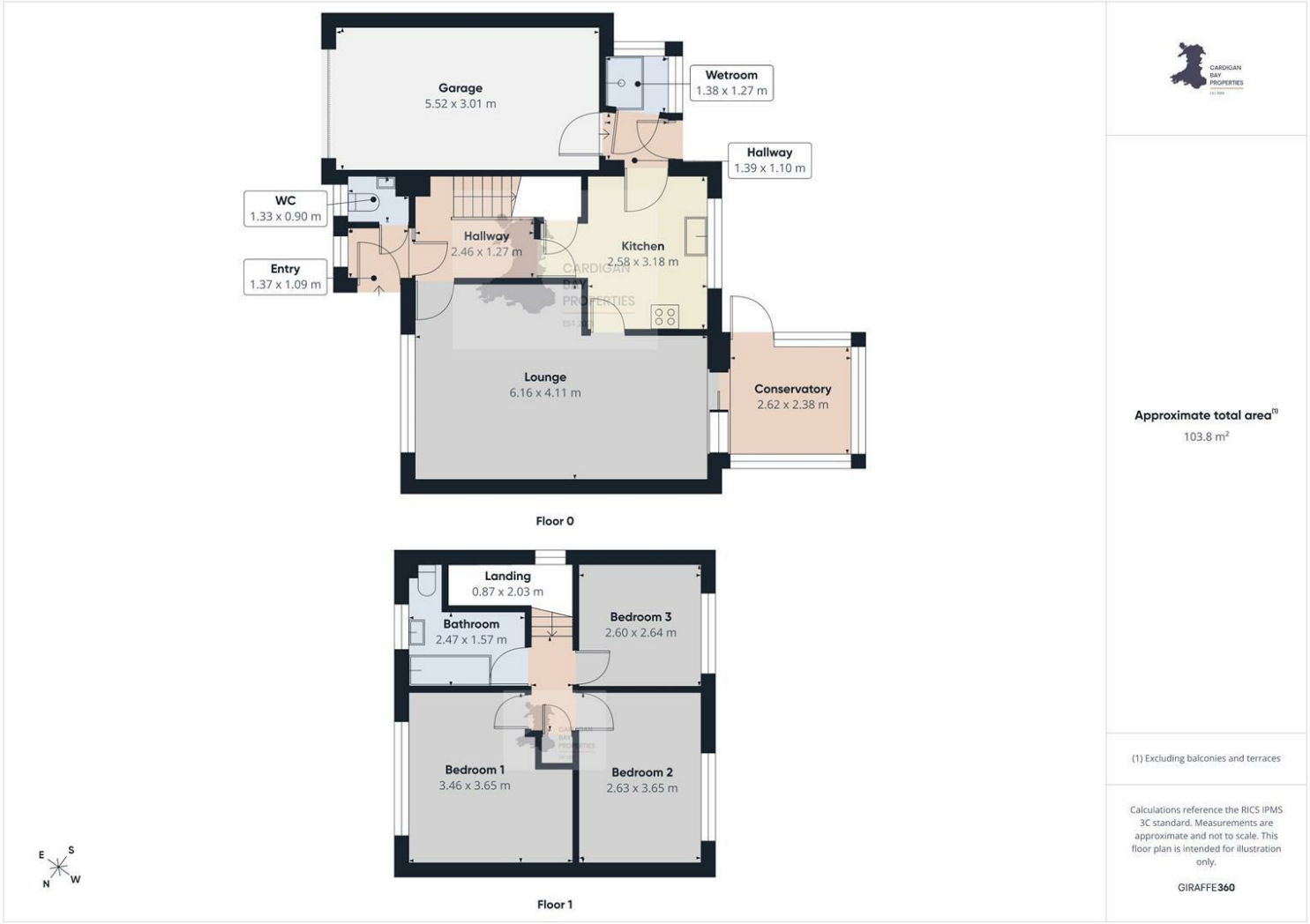
DIRECTIONS:

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, bearing right onto Heol Derw, and then turning right onto Heol y Wern. Carry on all the way down to the end and the property can be seen on the right-hand side, denoted by our for-sale board.

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Approximate total area[1]

103.8 m²

(1) Excluding balconies and terraces

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

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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.

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