

CARDIGAN
BAY
PROPERTIES
EST 2021

Llys Yr Awel, Tenby Road, Cardigan, SA43 3AH

Offers in the region of £325,000

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- Three-Bedroom Detached House
- Spacious Kitchen/Diner with Storage
- Generous Rear Garden with Lawned Areas
- Detached Garage with Power and Lighting
- Freehold with Mains Gas Central Heating
- Two Connecting Reception Areas
- Externally Accessed Utility Room and WC
- Attractive Front Garden with Established Shrubs
- Private Driveway Parking for Three Cars
- EPC Rating: TBC



About The Property

Looking for a three-bedroom detached home in Cardigan with a generous garden, detached garage and plenty of off-road parking? This attractive property on Tenby Road offers comfortable family accommodation, connecting living and dining areas, a kitchen/diner and excellent outdoor space, all within easy reach of the town's amenities and the beautiful Cardigan Bay coastline.

This attractive three-bedroom detached house sits in a well-established residential position along Tenby Road in Cardigan, West Wales, offering well-proportioned accommodation, generous gardens, a detached garage and plenty of off-road parking. With its distinctive covered front porch, traditional styling and impressive outdoor space, this is a home with plenty to offer families and those looking for a detached property within easy reach of Cardigan town centre.

The property is approached through brick entrance pillars onto a block-paved driveway, providing private parking for approximately three vehicles. To the front, a neatly maintained lawn with established hedging and shrubs complements the attractive frontage, while the covered porch with decorative columns adds character to the house.

The front door opens into a welcoming hallway, with stairs rising to the first floor and access to the main ground-floor rooms. The living area provides a comfortable space for relaxing, with a connecting opening through to the dining area. This arrangement creates a lovely flow between the two rooms while maintaining their individual character, making the space equally suited to everyday family life and entertaining.

Details Continued:
The kitchen/diner offers a good-sized space for cooking and informal dining, fitted with a range of wall and base units providing useful cupboard and worktop space. There is room for a dining table and chairs, making this a practical area for everyday meals, while the windows allow plenty of natural light into the room. A useful built-in store provides additional storage, and a door leads directly outside to the rear of the property, providing convenient access to the garden.

Upstairs, the landing leads to three bedrooms, comprising two well-proportioned double bedrooms and a third bedroom which could also work well as a home office, nursery or hobby room, depending on individual needs. The bedrooms are bright and comfortable, with pleasant outlooks from the windows, including views towards the surrounding countryside from some of the rooms. The family bathroom is fitted with a bath, separate corner shower enclosure, wash hand basin and WC, offering the convenience of both bathing and showering facilities. Together, the bedrooms and bathroom provide practical first-floor accommodation suitable for family living.

Externally:
Outside, an externally accessed utility room provides a practical space for household tasks, along with a separate outside WC.

Outside is where this property has particular appeal. The rear garden offers an excellent amount of space, with a broad, well-maintained lawn, established hedging, mature trees and planted borders providing an attractive setting. There is plenty of room for outdoor seating, family

activities, gardening or simply enjoying the space throughout the seasons.

A substantial hardstanding area to the rear provides additional practical outdoor space, while the detached garage is a particularly useful feature. Complete with electricity, lighting and shelving, it offers storage for vehicles, gardening equipment or workshop use. The combination of the garage, driveway and extensive outdoor areas adds considerably to the flexibility of the property.

To the front, the block-paved driveway and lawned garden create an appealing first impression, while the side access provides a practical connection through to the rear.

The property benefits from mains gas central heating, mains water, electricity and drainage and is offered on a freehold basis.

With its convenient town location, generous garden, three bedrooms and excellent parking, this detached house offers an appealing opportunity for buyers looking for a well-established home with space both inside and out.

Viewing is highly recommended to appreciate the accommodation, gardens and overall setting of this property.

INFORMATION ABOUT THE AREA:
Cardigan is a popular historic market town situated on the banks of the River Teifi, close to the border between Ceredigion and Pembrokeshire. The town offers a good selection of independent shops, supermarkets, cafés, restaurants, healthcare facilities, primary and secondary schools, and leisure amenities, including a swimming pool and leisure centre. Cardigan Castle and the riverside area are popular local attractions, while the town is also known for its independent businesses and community events. The nearby villages of St Dogmaels and Cilgerran offer additional amenities and places to explore, while the beaches at Poppit Sands, Mwnt and Aberporth are within easy driving distance. The wider Cardigan Bay coastline is known for its sandy beaches, coastal walks and attractive countryside, making this a popular area for families and those looking to enjoy life in West Wales.

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
7'10" x 14'4"

Kitchen/Diner
11'9" x 19'5"

Dining Area
13'8" x 10'9"

Living Area
10'9" x 13'10"

Landing
5'7" x 5'9"

Bedroom 1
10'9" x 13'10"

Bedroom 2
12'6" x 10'8"

Bedroom 3
9'8" x 10'0"

Bathroom
7'9" x 8'0"

External Utility Room
7'3" x 5'5"

External WC
4'4" x 3'0"

Garage
16'3" x 16'4"

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 Electricity
WATER SUPPLY: Mains Water
HEATING: Gas central heating (Mains)
BROADBAND: Connected - Superfast - up to 70 Mbps Download, up to 38 Mbps upload - FTTP - 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 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.

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
This property is located next to Cardigan bypass. There is a telegraph pole just outside the front boundary.

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.

TR/MC/11/26/DRAFT
Please Note: These details are draft, we are awaiting approval from our vendors. Please call our office to discuss this before arranging to view it internally or externally.














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DIRECTIONS:

From Cardigan town centre, follow the signs for Tenby, joining the A478 (Tenby Road). Continue along this road. Pass the turning for Golwg Y Castell and take the left turn on to the residential area on the left-hand side of the road. Follow this road right to the top and Llys-Yr-Awel is the last house on the left.









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	

Contact Maddie on 01239 562 500 or maddie@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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ
T. 01239 562 500 | E. info@cardiganbayproperties.co.uk
www.cardiganbayproperties.co.uk

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