



4, Maes Yr Efail, Cardigan, SA43 1FB

Offers in the region of £179,950



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# 4, Maes Yr Efail, Penparc, SA43 1FB

- Modern two-bedroom mid-terraced home
- Block paved parking for two vehicles
- Solar panels installed
- Spacious living room
- Convenient Penparc location close to Cardigan and the coast
- Affordable local restrictive covenant applies
- Enclosed rear garden with landscaping potential
- LPG gas central heating
- Contemporary kitchen/dining room
- Energy Rating: C

## About The Property

Looking for a modern, energy-efficient home with manageable outdoor space and excellent access to Cardigan and the Ceredigion coastline?

This well-presented two-bedroom mid-terraced property in Penparc offers contemporary accommodation, off-road parking for two vehicles, solar panels, and an enclosed rear garden, all within a popular village location just a short drive from Cardigan and the beautiful beaches of Cardigan Bay.

Situated within a modern residential development in the popular village of Penparc, this attractive mid-terraced property provides comfortable, low-maintenance accommodation that would suit first-time buyers, local families, downsizers, or anyone who fits into the affordable local restrictive covenant criteria, seeking an energy-efficient home close to the coast.

The property immediately presents well from the front, with a block paved driveway providing off-road parking for two vehicles. Solar panels on the roof help improve the home's energy efficiency and contribute towards lower running costs. A covered side passage provides useful access directly through to the rear garden without needing to pass through the house.

The entrance hall is bright and welcoming, with a fresh, neutral décor that continues throughout much of the property. The staircase rises to the first floor, while practical storage has been thoughtfully incorporated with both an understairs cupboard and a separate utility cupboard housing laundry facilities and the LPG central heating system.

To the front of the property, the living room offers a comfortable and well-proportioned reception space. Large windows allow plenty of natural light to enter, creating a pleasant room for everyday living, relaxing, or entertaining guests. The neutral colour scheme provides a blank canvas ready for a new owner to personalise.

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Details Continued:

To the rear, the kitchen/dining room forms the heart of the home. Fitted with a range of modern grey base and wall units complemented by ample worktop space, the kitchen offers both practicality and style. Integrated cooking facilities and generous storage make it well suited to everyday family life. There is ample room for a dining table, while the rear-facing window and door provide pleasant views over the garden and allow easy access outside.

Completing the ground floor is a useful cloakroom/WC.

The first-floor landing provides access to two generously sized double bedrooms and the family shower room.

Bedroom one is an impressive principal bedroom with a built in double wardrobe

and ample space for a king sized bed and additional furniture. Dual aspect windows allow natural light to flood the room, while the generous proportions create a comfortable and relaxing space.

Bedroom two is another excellent double room overlooking the rear of the property, providing flexibility for family members, guests, or those working from home.

The shower room has been fitted with a contemporary white suite comprising a large walk-in shower, wash hand basin and WC. Modern tiling and clean finishes create a bright and practical space.

Externally:

Externally, the rear garden is fully enclosed, making it suitable for children and pets. Currently laid mainly to lawn with a small paved seating area and garden shed, it

offers an excellent opportunity for further landscaping and personalisation to create an outdoor space tailored to individual tastes. Whether creating entertaining areas, planting borders, or introducing additional seating, there is plenty of scope to enhance the garden further.

The property occupies a convenient position within Penparc, offering easy access to the nearby market town of Cardigan and the stunning coastline of Cardigan Bay in West Wales. Beautiful beaches, coastal walks, local amenities, schools and leisure facilities are all within easy reach, making this a highly practical location for both permanent occupation and those seeking a home close to the coast.

Offering modern accommodation, energy-efficient features, off-road parking and a manageable garden, this is a property that combines convenience with comfortable living in a sought-after West Wales location.

#### INFORMATION ABOUT THE AREA:

Penparc is a popular village situated just a couple of miles from Cardigan, offering a convenient location for everyday living while remaining close to the coast. The village benefits from a primary school and community feel, with the wider range of shops, supermarkets, cafés, restaurants and leisure facilities available in nearby Cardigan. The beautiful beaches and coastal walks of Cardigan Bay, including Poppit Sands, Mwnt and Aberporth, are all within easy reach, making Penparc an excellent base for enjoying the best of 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  
19'3" x 3'8" max

Living Room  
13'0" x 11'1"

Kitchen  
11'8" x 11'0"

WC  
5'6" x 6'5"

Landing  
6'11" x 7'1"

Bedroom 1  
12'1" x 14'4" max

Bedroom 2  
12'9" x 10'5"

Shower Room  
8'0" x 7'1"

#### IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking - The owners inform us that they share the access road into the estate. It is a shared responsibility with numbers 3,4,5,6,7.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: The property is on gas LPG heating, this is via large tank that services the whole estate.

BROADBAND: Connected - TYPE - Superfast / Standard - up to 55 Mbps Download, up to 10 Mbps upload. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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 The property has an affordable restriction on it. If you





wish to view, you must first ensure that you meet the qualifying criteria of Ceredigion County Councils Affordable Housing Requirements. <https://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/planning-building-control/affordable-housing-scheme-discount-for-sale-properties/> before viewing. Please confirm that you meet the eligibility criteria on this list on the link when requesting a viewing. You will then need to obtain a certificate of eligibility from the council to be able to move forwards with a purchase. 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 dwelling. Not to obstruct the roads on the estate. Not to cause annoyance or nuisance to neighbours.

**RIGHTS & EASEMENTS:** The seller has advised that the developer has rights to maintain pipework etc and they will make good any work done.

**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.

<https://www.youtube.com/@cardiganbayproperties>

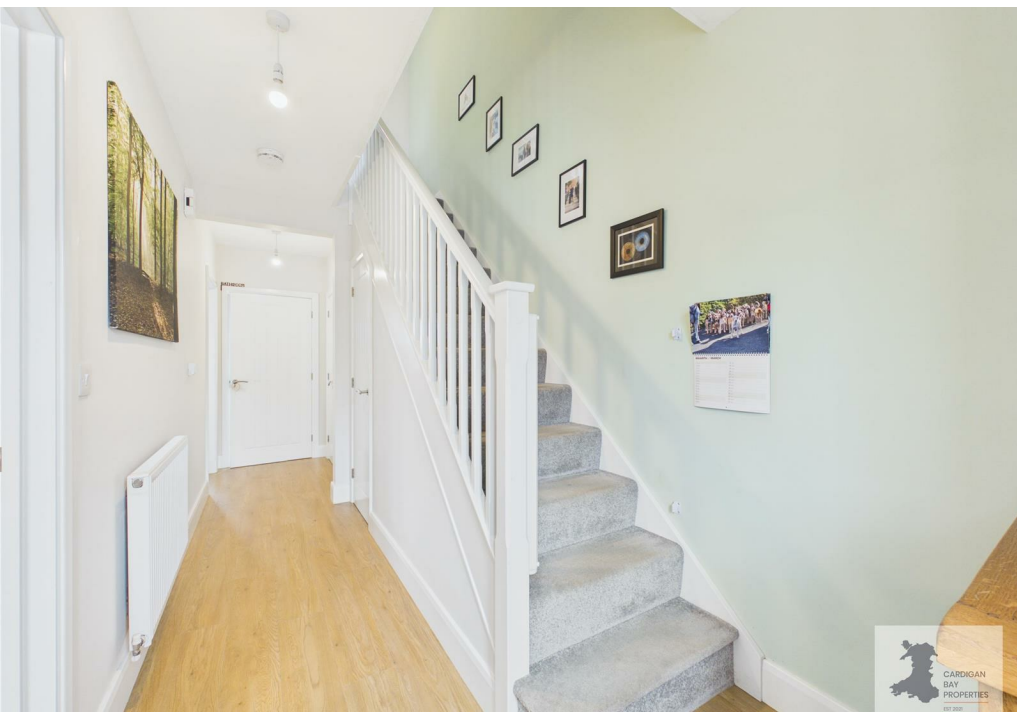
**OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:**

**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.

**VIEWINGS:** By appointment only. Please read the above information carefully. The back garden backs onto the parking area of a small petrol station. The corridor that gives access to the rear garden has a flying freehold over the top of it. Please note that the owners are unable to accept an offer on this property until the local council officially give their valuation figure, which they must abide by. Please watch the full walk through video tour on our YouTube channel before arranging a viewing -



**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>

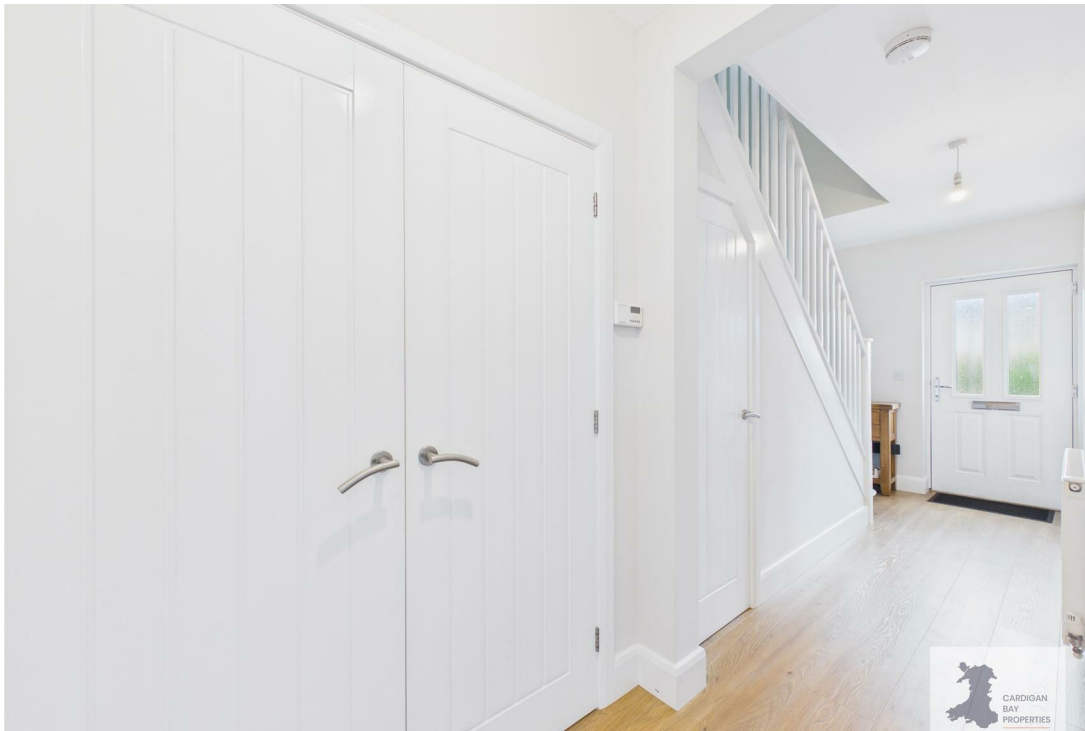
**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC** - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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.

HW/HW/06/26/OK









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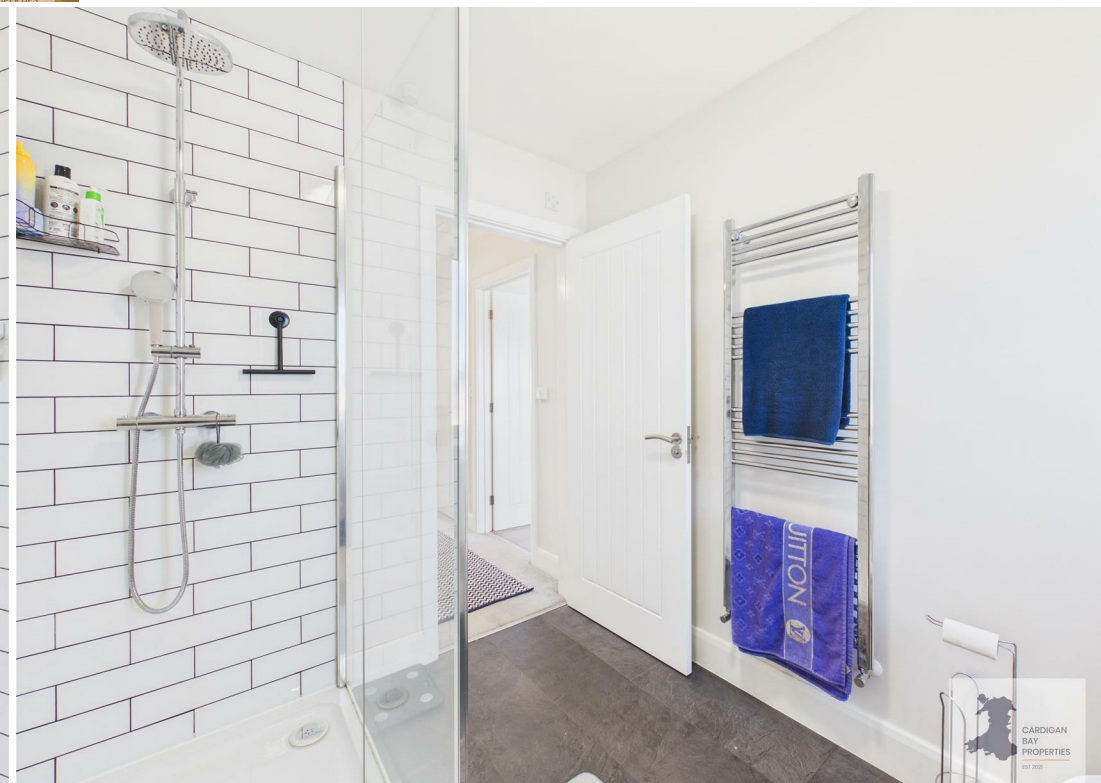


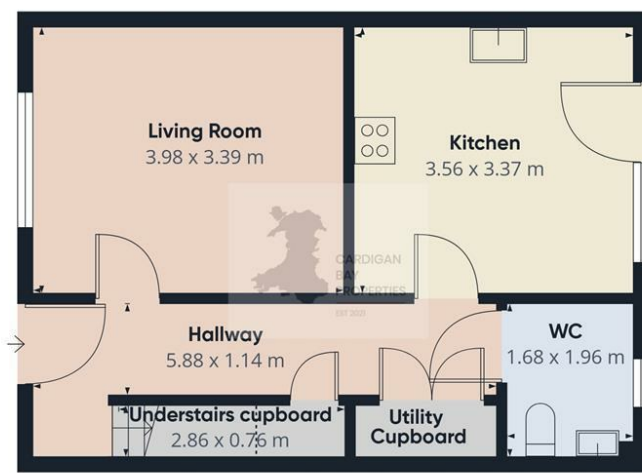


**DIRECTIONS:**

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 the middle of the row of three terraced houses directly in front of you.

What3Words: [///lucky.secures.alongside](https://www.what3words.com////lucky.secures.alongside)





Floor 0



Floor 1



Approximate total area<sup>1)</sup>  
77.7 m<sup>2</sup>  
Reduced headroom  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

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

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>83</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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