



 **CARDIGAN BAY PROPERTIES**
EST 2021

Ty'r Banc, Rhiw y Rofft, Cardigan, SA43 2DF
Offers in the region of £380,000

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Ty'r Banc, Rhiw y Rofft, Aberporth, SA43 2DF

- Detached coastal home
- Walking distance to Aberporth beach
- Currently arranged with additional accommodation
- Updated and well-presented throughout
- Patio and outdoor seating areas
- Sea views across Cardigan Bay
- Flexible four-bedroom layout
- Interconnecting doorway already in place
- Garage and off-road parking
- Energy Rating: TBC

About The Property

Looking for a versatile coastal home with sea views, walking distance to the beach, and the option to generate an income if desired? This beautifully updated detached property in Aberporth is currently arranged to provide a three-bedroom home with additional self-contained accommodation, yet could easily become one spacious four-bedroom family house thanks to an existing interconnecting doorway already in place.

Set along a no-through road in the popular seaside village of Aberporth, this detached property enjoys lovely sea views, a flexible layout and easy access to the beach, making it an excellent choice as a family home, coastal bolthole or property with additional income potential.

The current owners have created a practical arrangement that provides a comfortable home alongside separate guest accommodation, however the property was originally one dwelling and could easily return to being a generous four-bedroom home. An interconnecting doorway already exists on the first floor and is currently concealed behind shelving, making reconnection straightforward without major alterations.

The location is one of the property's strongest features. Aberporth beach, village amenities, cafés and pubs are all within walking distance, while many of the principal rooms enjoy views towards the sea and Cardigan Bay. This combination of coastal scenery and everyday convenience is exactly what attracts buyers to this part of West Wales.

The main accommodation is entered through a welcoming porch with tiled flooring and useful storage. The kitchen has been tastefully modernised with a bright coastal feel, offering shaker-style units, wooden worktops, tiled splashbacks, integrated cooking appliances and space for additional white goods.

Leading on from the kitchen is the inner hallway and shower room. Finished in neutral tones, the shower room includes a double shower, wash hand basin and WC.

Offers in the region of £380,000



Details Continued:

The dining room sits at the heart of the home and is a particularly attractive space, featuring a fireplace, window seat and views towards the sea. A glazed door opens onto the patio area, creating an easy connection between the indoor and outdoor spaces. Stairs rise from here to the first floor, with useful storage beneath.

The lounge offers a cosy setting for evenings, centred around a wood-burning stove set within a stone fireplace and slate hearth. A further window seat provides another opportunity to enjoy the coastal outlook.

On the first floor are two bedrooms, both benefiting from sea views, together with a useful store room. This area demonstrates the property's versatility particularly well. The store room currently provides storage

for holiday let supplies, but also contains the existing interconnecting doorway which links through to the additional accommodation. Reinstating this connection would allow the whole property to function naturally as one family home, creating a layout that offers up to four bedrooms and generous living accommodation.

The additional accommodation is currently accessed independently and comprises a sitting room with panoramic windows looking towards Aberporth and Cardigan Bay, a kitchen, shower room and double bedroom. If incorporated back into the main house, this section could become an exceptional principal bedroom suite, guest wing, home office area, teenage space or additional reception room depending on requirements.

Externally:

Outside, the property continues to impress.

A gravelled driveway provides off-road parking, while the attached garage offers useful storage and houses the LPG boiler serving the property.

The patio seating area enjoys views towards the coastline and provides an excellent spot for outdoor dining. A built-in BBQ area further enhances the outdoor space, while additional seating areas around the property create several places to sit and enjoy the surroundings.

Properties offering this level of flexibility are rarely available. Whether retained in its current arrangement, used for multi-generational living, or returned to one substantial coastal home, the accommodation can adapt to changing needs with very little work required.

Combining sea views, beach access, parking, a garage and adaptable living space, this is a highly appealing property in one of the most sought-after coastal villages in West Wales.

INFORMATION ABOUT THE AREA:

Aberporth is one of the most popular coastal villages along the Cardigan Bay coastline in West Wales, well known for its sandy beaches, relaxed seaside atmosphere and access to the Ceredigion Coast Path. The village offers a good mix of everyday amenities including cafés, pub, a village shop, takeaway restaurants and a primary school, while the beaches are popular for swimming, kayaking and dolphin spotting out across Cardigan Bay. Nearby coastal villages such as Tresaith, Penbryn and Llangrannog are all within easy reach, with the market town of Cardigan providing a wider range of shops, supermarkets and services just a short drive away.

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.

Porch - House
4'3" x 6'3"

Kitchen - House
8'2" x 10'4"

Inner hall - House
10'0" x 3'6"

Ground floor shower room - House
7'5" x 6'7"

Dining room - House
13'6" x 13'8"

Lounge - House
12'4" x 13'6"

Frist floor landing - House
6'2" x 5'2"

Bedroom 1 - House
10'7" x 13'10" plus dormer

Bedroom 2 - House
16'0" x 8'5" plus dormer

Store room - House
7'10" x 5'2"

Apartment

Hall - Apartment
23'2" x 2'8" max

Lounge/diner - Apartment
14'10" x 10'2"

Kitchen - Apartment
5'6" x 7'2"

Bedroom - Apartment
10'1" x 7'2"

Shower - Apartment
6'0" x 6'2"

Attached Garage
16'11" x 9'0"

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: Property currently qualifies for Business Rate Relief - Ceredigion County Council





TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Main

HEATING: Gas (LPG) boiler servicing the hot water and central heating and wood burning stove in house

BROADBAND: Connected - TYPE - Superfast / Standard - up to 60 Mbps Download, up to 10 Mbps upload FTTC - 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 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.

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. Please ensure you read the above information carefully prior to arranging a viewing.

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/05/26/OK













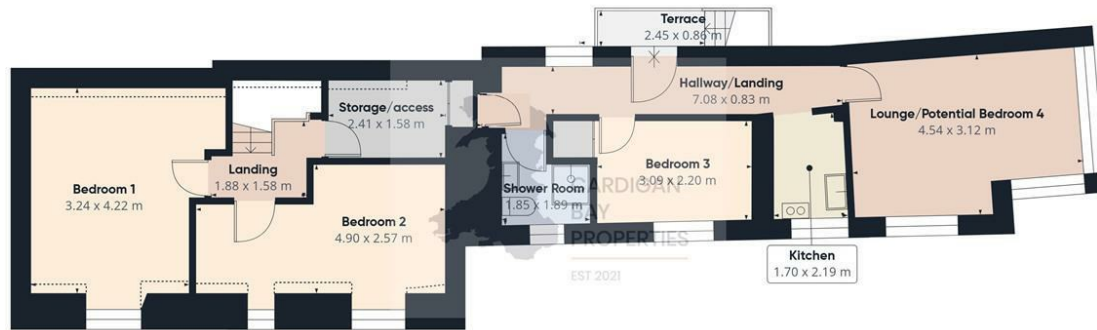
DIRECTIONS:

What3Words - [///mysteries.adjusted.ties](https://www.what3words.com/#!/mysteries.adjusted.ties) From Cardigan head north along the A487 until you reach the first roundabout, take the first exit and take the first exit at the next roundabout heading for Abeporth. Take the second left and head into Parclyn. In the centre of the village turn right down Pennar Road that turns into Rhiw y Rhoft. About half way down the hill, in the middle of two bends in the road you will see a no through road to the right, go down this road and the property is the first on the right hand side.





Floor 0



Floor 1



Approximate total area¹⁾
134.4 m²

Balconies and terraces
2 m²

Reduced headroom
2.9 m²

(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) 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 Helen on 01239 562 500 or helen@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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