



CARDIGAN
BAY
PROPERTIES

EST 2021

26, Dol Y Dintir, Cardigan, SA43 1NU

Offers in the region of £325,000



3



2



1



B



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- Detached three-bedroom dormer-style home
- Two ground-floor bedrooms and bathroom
- Additional first-floor shower room
- Sunroom overlooking and opening onto the rear garden
- Mains gas central heating and off-road parking for two vehicles
- Popular cul-de-sac location in Cardigan
- Generous principal bedroom on the first floor
- Modern kitchen/dining room and separate laundry room
- Enclosed, manageable rear garden
- EPC Rating : B

About The Property

Looking for a well-presented, versatile home in a popular Cardigan cul-de-sac, with flexible accommodation and an enclosed garden?

This attractive three-bedroom detached dormer-style home offers a particularly useful layout, with two bedrooms and a bathroom on the ground floor, a generous principal bedroom and shower room upstairs, along with a sunroom, separate laundry room and off-road parking for two vehicles. Set within the popular Dol y Dintir development, the property is conveniently placed for the many shops, schools and services available within the market town of Cardigan.

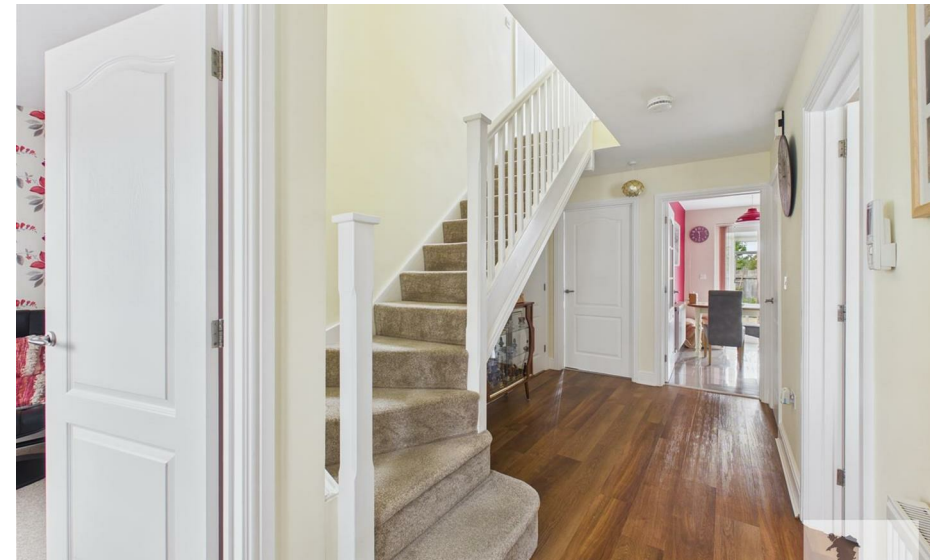
A glazed entrance door opens into a useful entrance porch, with a further door leading into the main hallway. This is a good-sized central space, finished with wood-effect flooring and giving access to the majority of the ground-floor accommodation, as well as the staircase rising to the first floor.

The living room sits to the front of the house and is a comfortable, well-proportioned reception room, with a wide window bringing in plenty of natural light. There is ample room for sofas and additional furniture, while the wood-effect flooring continues the clean and practical finish seen through much of the hallway.

To the rear is the kitchen/dining room, fitted with a modern range of white wall and base units complemented by work surfaces and tiled splashbacks. There is an integrated electric oven with gas hob above, together with space for further appliances and plenty of room for a dining table and chairs. A window looks towards the rear garden, while glazed doors connect the kitchen directly with the sunroom.

The sunroom is a lovely addition to the accommodation and provides another useful place to sit, read or simply enjoy the garden throughout the seasons. With glazing to three sides and doors opening directly outside, it creates a natural link between the house and garden.

Offers in the region of £325,000



Continued:

Alongside the kitchen is a separate laundry room, fitted with additional storage units, worktop, sink and space and plumbing for a washing machine. An external door provides further access outside, making this a particularly practical part of the house for day-to-day use.

Two bedrooms are positioned on the ground floor. The first is a comfortable double bedroom overlooking the rear, with space for freestanding bedroom furniture. The second bedroom is positioned towards the front and is currently used as a home office, demonstrating the flexibility of the layout. Depending on requirements, this could work equally well as a bedroom, study, hobby room or additional reception space.

Serving the ground floor is a modern

bathroom, fitted with a bath and shower over, wash hand basin and WC, with tiled walls and flooring.

Stairs from the hallway rise to the first-floor landing, where the accommodation opens into a surprisingly generous principal bedroom. Extending across much of the upper floor, this is a spacious room with plenty of room for a substantial bed and freestanding furniture, while windows bring in natural light from different aspects. The shape of the room adds character without compromising its usefulness, and there is additional storage within the eaves.

Also on this floor is a shower room, fitted with a glazed shower enclosure, wash hand basin, WC and heated towel rail. Together, the bedroom and shower room create an excellent principal suite, nicely separated from the two ground-floor bedrooms.

The combination of bedrooms and bathrooms across both floors is a real strength of the property. It provides flexibility for a wide range of circumstances, whether accommodating family and guests, working from home or simply having the option of predominantly ground-floor living when required.

Outside, the property benefits from off-road parking for two vehicles. The rear garden is enclosed by fencing and has been designed to provide a manageable outdoor space with a central lawn, paved pathways and established planting around the boundaries. There is room for outdoor seating, while the sunroom opens directly onto the garden, making the two spaces work particularly well together.

Mains gas central heating adds to the practicality of the property, which has clearly been well cared for and is presented in a condition that should allow a new owner to settle in without the need for major immediate work.

Location

Dol y Dintir is a popular residential cul-de-sac within Cardigan, conveniently positioned for the town's wide range of everyday facilities. Cardigan is one of the principal market towns of West Wales and provides supermarkets, independent shops, cafés and restaurants, primary and secondary schooling, healthcare facilities and a range of leisure and community amenities.

The town itself sits alongside the River Teifi, with its historic centre, Guildhall and castle adding plenty of character. Beyond the town, the location also provides good access to the Cardigan Bay coastline, with the beaches and coastal villages around Aberporth, Mwnt, Gwbert and St Dogmaels all within easy travelling distance.

This makes the property a practical option for anyone

wanting the convenience of living within Cardigan while remaining well placed for the coast and wider countryside of West Wales.

INFORMATION ABOUT THE AREA:

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
2'6" x 3'3"

Hallway
16'0" x 4'7"

Lounge
13'4" x 10'11"

Kitchen/ Dining Room
8'11" x 14'9"

Utility Room
5'1" x 8'7"

Conservatory
7'7" x 10'5"

Bedroom 2
10'6" x 10'8"

Bathroom
6'9" x 6'7"

Bedroom 3 / Study
11'10" x 9'2"

Landing
7'10" x 3'7"

Shower Room
7'9" x 6'7"

Master Bedroom 1
15'5" x 14'8"

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: Timber Framed
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
BROADBAND: Connected - Standard *** up to 74 Mbps Download, up to 18 Mbps upload *** FTTP, - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](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](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 normal cul-de-sac covenants apply, eg, can't run a business from the property, can't make a mess or be a nuisance to neighbours etc. "Notice must be given to the management company together with the appropriate fee, the buyer then becomes a member of the management company. There is a fixed rent charge of £20. And a separate sum of the variable rent charge, which is 1/38 of the management company's expenditure and outgoings which applies to the maintenance of the green within the cul-de-sac of £35. These are yearly charges".

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>
 Located on a Cul-de-sac. Normal cul-de-sac covenants apply, eg, can't run a business from the property, can't make a mess or be a nuisance to neighbours etc. "Notice must be given to the management company together with the appropriate fee, the buyer then becomes a member of the management company. There is a fixed rent charge of £20. And a separate sum of the variable rent charge, which is 1/38 of the management company's expenditure and outgoings which applies to the maintenance of the green within the cul-de-sac of £35. These are yearly charges". Ceredigion County Council have confirmed that the whole of Dol Y Dintir at present is a private road with a Section 38 Agreement in place, along with Part 1 and Part 2 Certificates, with the intention that the road will be adopted in the future.

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



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.

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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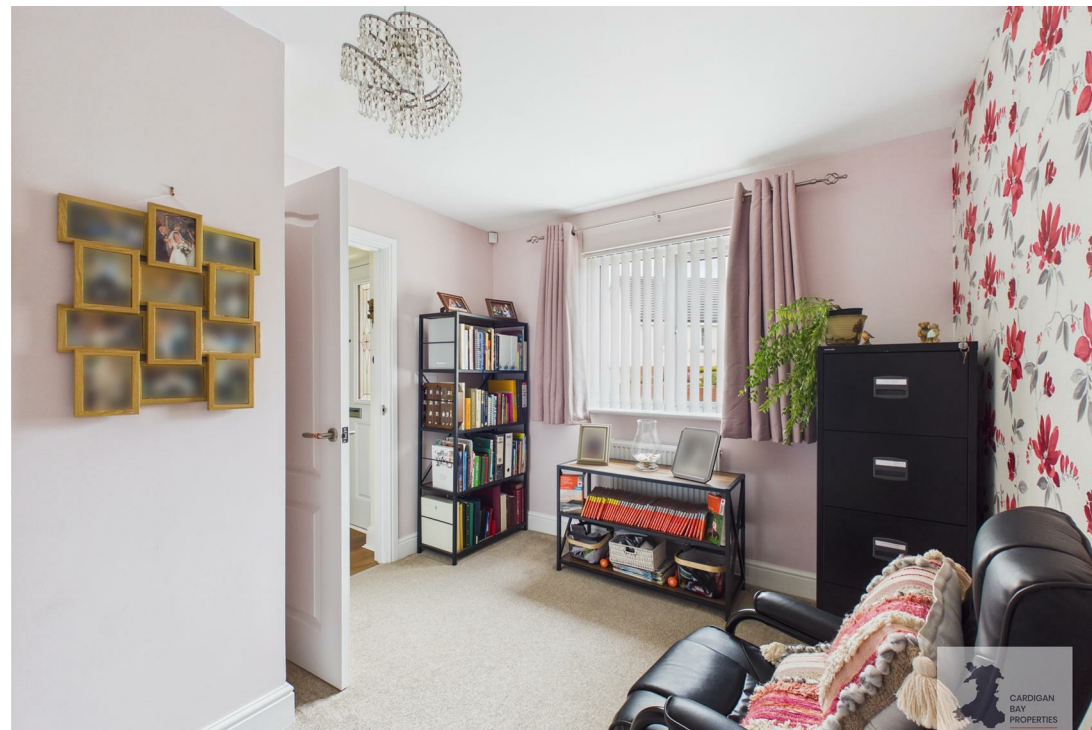








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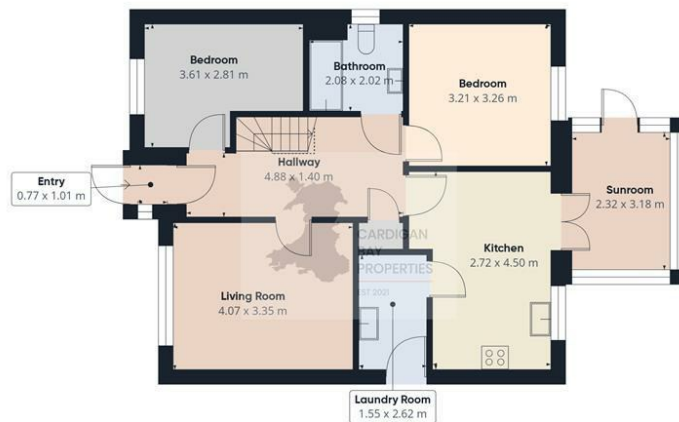




DIRECTIONS:

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. It is located in front of you.





Floor 0



Floor 1



Approximate total area^m

107.3 m²

Reduced headroom

4.6 m²

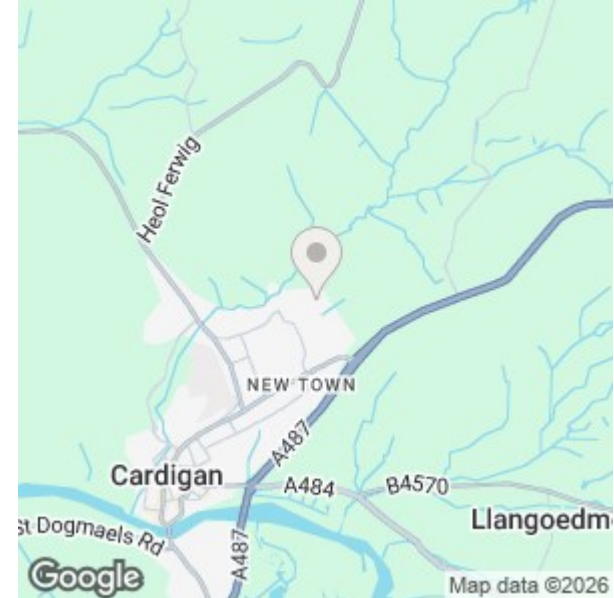
(1) Excluding balconies and terraces

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 Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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