



 **CARDIGAN BAY PROPERTIES**
EST 2021

2, Heol y Wylan, Cardigan, SA43 2HE
Offers in the region of £289,950

 **4**  **2**  **1** 



2, Heol y Wylan, Aberporth, SA43 2HE

- Four bedroom bungalow with solar panels
- Walk to beach, coast path & village amenities
- Spacious lounge/diner with sea glimpses
- Substantial extension
- Rear garden with patios and shed
- Popular Aberporth location
- Parking for three vehicles
- Fitted kitchen with breakfast bar
- Bathroom plus separate shower room
- Energy Rating - TBC

About The Property

Searching for a four bedroom bungalow within walking distance of Aberporth beach and village amenities, with flexible accommodation, off-road parking and a useful rear garden? This well-kept mid terraced home offers a practical single-storey layout, a good-sized kitchen, sunroom, two bath/shower rooms and an easy base for enjoying Cardigan Bay and the wider West Wales coast.

Set in the ever-popular coastal village of Aberporth, this four bedroom property offers a really practical layout, good everyday living space and a position that works well for anyone wanting to be within reach of the beach, local shops and village amenities. It is the sort of property that could suit a range of buyers, whether for family use, single-storey living with extra rooms for guests or hobbies, or simply as a well-placed home close to Cardigan Bay in West Wales.

The property is approached via steps up to the front porch, which provides a useful first impression and plenty of room for boots, coats and day-to-day storage. From here, a door opens into the main hallway, where there is an airing cupboard housing the hot water tank, loft access with very handy storage space, and doors leading off to the main rooms. The layout is straightforward and functional, which is often exactly what makes a bungalow work so well.

The lounge/diner is a comfortable central room with wooden flooring and space for both seating and a dining table. It feels like a room that can cope well with everyday life, with enough flexibility for family meals, evenings in or entertaining friends without things feeling squeezed. French doors connect through to the kitchen, helping the two rooms work nicely together while still keeping a bit of separation.

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Details Continued:

The kitchen sits to the rear and is fitted with matching wall and base units, along with a breakfast bar that adds useful informal dining space and extra worktop area. There is an eye level electric oven and grill, an electric hob with extractor, built-in dishwasher, space for a freestanding fridge freezer and a sink with drainer. It is a good practical room with a layout that makes sensible use of the space, and it links well to the rear part of the property.

Off the kitchen is the sunroom, which is a really useful addition. With sliding patio doors out to the garden and further access into the main bedroom, it offers flexibility beyond simply being an extra sitting area. It would work well for morning coffee, reading space, extra storage for coats and shoes, or somewhere to sit looking out onto the garden.

Also off the kitchen is the laundry room, fitted with a sink and drainer, cupboards beneath, and space and plumbing for a washing machine. This is the kind of practical space that makes a real difference in day-to-day use, keeping laundry and household tasks slightly separate from the kitchen itself. From here there is access to the shower room, fitted with a corner shower, WC and wash hand basin, along with a door into the inner hallway.

The bedroom arrangement is one of the strongest parts of the layout, giving a nice sense of separation between rooms. From the main hallway there are two bedrooms and the family bathroom. One bedroom is a good-sized single with a Velux window, while the other is a small double with a built-in wardrobe. The family bathroom is fitted with a bath with shower over, WC and wash

hand basin, along with useful shelving storage.

From the inner hallway there are two further double bedrooms. One includes a Velux window and built-in wardrobe, while the main bedroom benefits from sliding patio doors opening into the sunroom, giving it a slightly more private feel and an added sense of connection to the rear garden. Altogether, the four bedroom layout gives this bungalow a flexibility that is not always easy to find, particularly so close to the coast.

Externally:

Outside, the property continues to offer plenty of practical appeal. To the front there is parking for two vehicles on a mix of gravel and concrete driveway, with a path and steps leading to the front door. For a property in a popular seaside village, parking is a genuine plus.

A path at the end of the row provides access around to the rear of the bungalow. The rear garden can also be reached directly from the sunroom and is arranged with a path and steps up to the main garden area. There is a patio to one side, a lawned section to the other, and a very useful good sized garden shed/workshop with power and lighting at the rear. A second patio area sits beside the shed, creating another seating spot, and there is also a gate leading out to the rear path. The overall garden space feels manageable rather than demanding, while still giving enough room for sitting out, gardening or general family use.

For anyone looking for a well-positioned bungalow with four bedrooms, practical living space and a coastal village location, this is a property that makes a lot of sense. Early viewing would be recommended to appreciate the space, layout and convenience on offer.

INFORMATION ABOUT THE AREA:

Aberporth remains one of the most sought-after coastal villages in this part of Ceredigion, and it is easy to see why. The village has a strong year-round

feel, good local amenities and a well-known beach that draws people back again and again. Being able to walk down to the beach and make the most of the Cardigan Bay coastline is a real part of the appeal here, while nearby Cardigan and the surrounding West Wales coast add even more to the setting.

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 Porch

16'5" x 4'1"

Hallway

2'10" x 11'3"

Lounge/diner

11'5" x 19'7"

Kitchen

8'8" x 18'9"

Sunroom

8'7" x 9'5"

Laundry Room

9'1" x 2'9" max, l shaped

Shower room

4'10" x 5'8"

Bedroom 1

9'1" x 7'10"

Bedroom 2

8'1" x 11'0"

Family bathroom

5'7" x 7'10"

Inner hallway

2'9" x 16'4"

Bedroom 3

7'8" x 14'9"

Bedroom 4 (master)

10'1" x 14'0"





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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Panels

WATER SUPPLY: Mains

HEATING: Electric Heating with immersion heater for hot water

BROADBAND: Connected - TYPE - Superfast - up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - 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: 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.

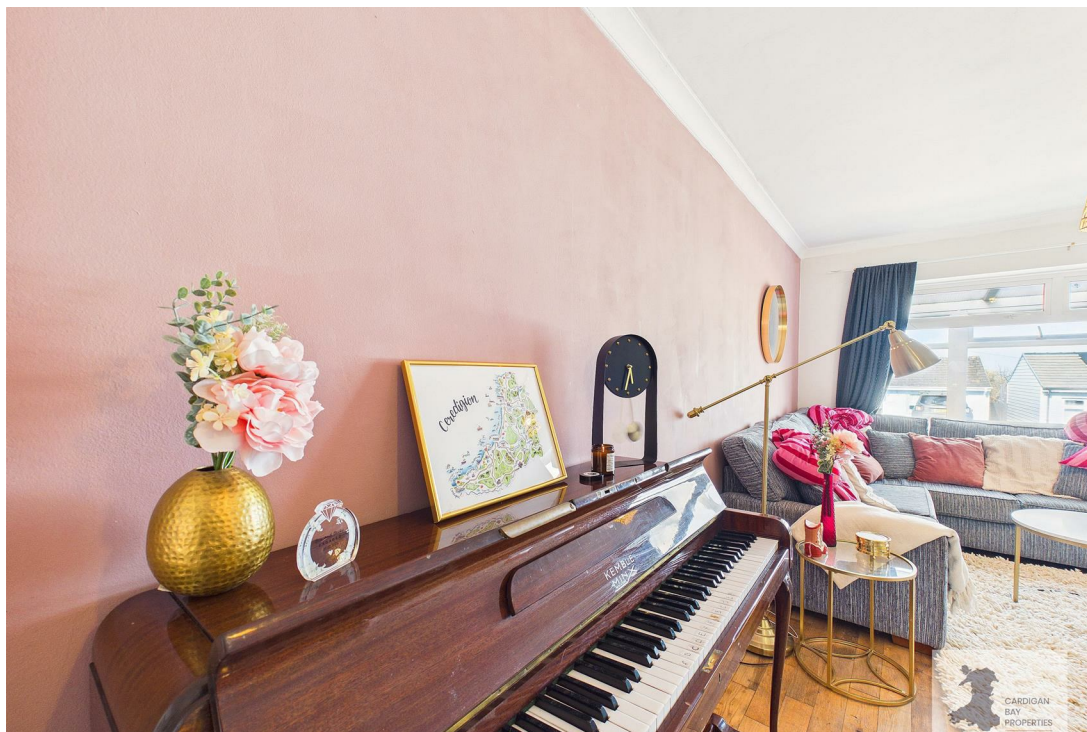
VIEWINGS: By appointment only. Property is on a small cul-de-sac, steps access to front door and rear garden.

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/03/26/OK







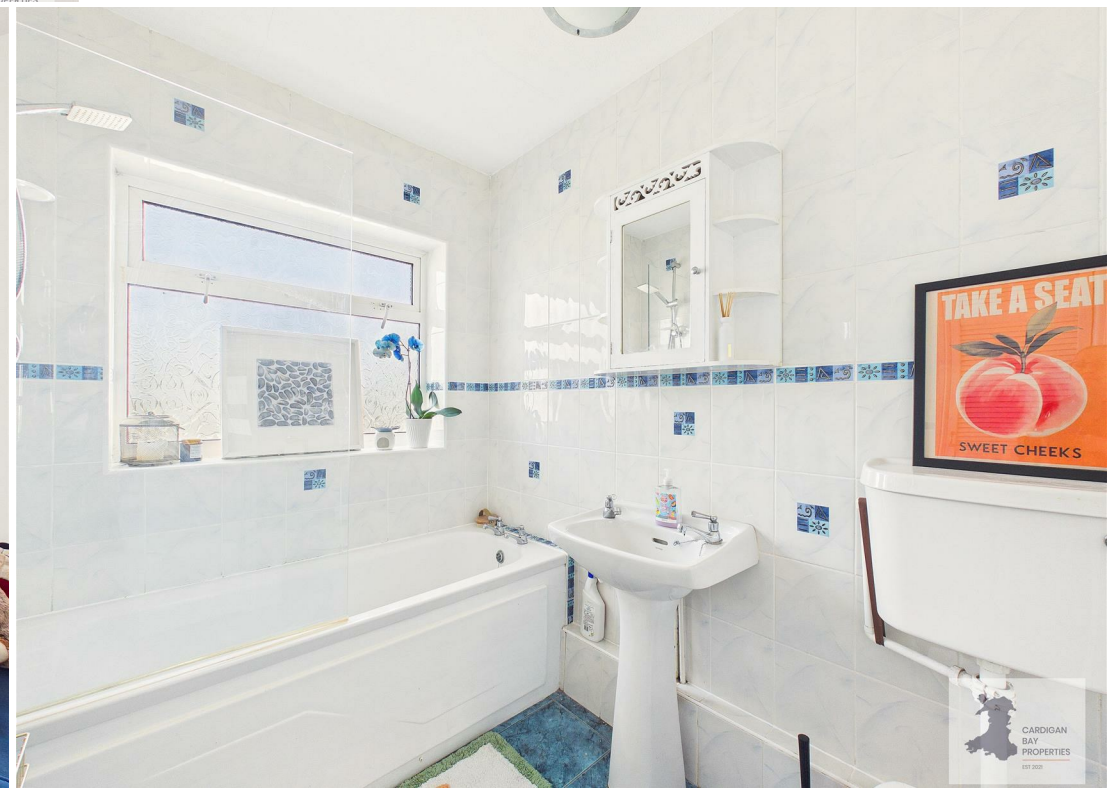


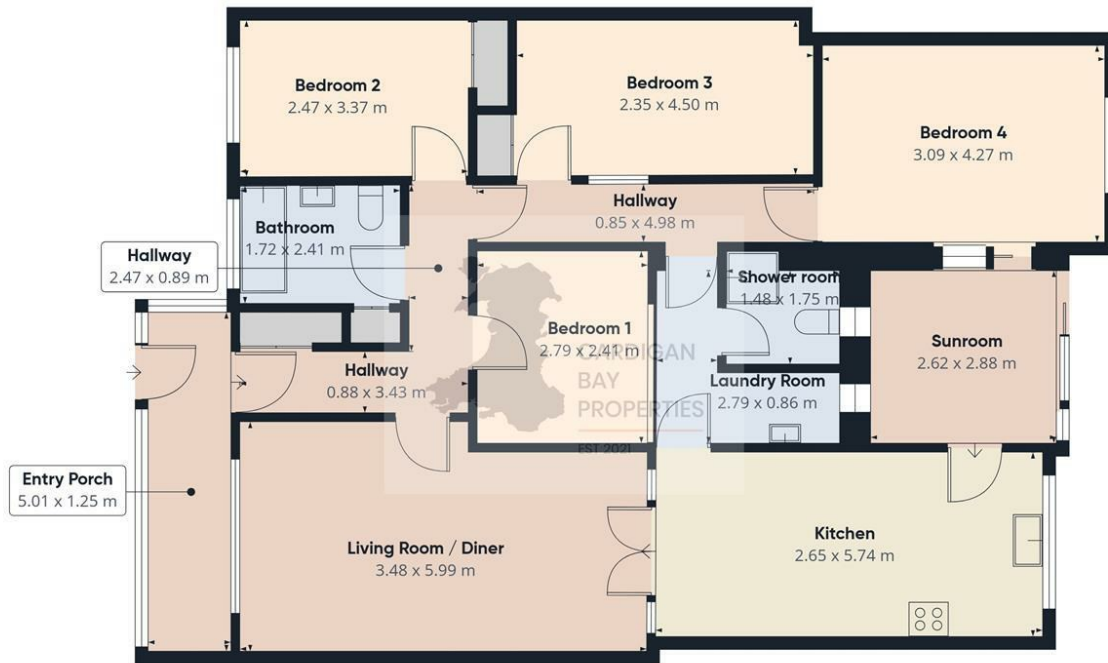




DIRECTIONS:

What3Words - [///wheels.mulls.dwarf](https://www.what3words.com/#!/wheels.mulls.dwarf) From Cardigan head northwards until you reach the Gogerddan junction just before Tanygroes. Turn left here to Aberporth and follow this road all the way into the village. As you enter the village you will see a right turn for Tresaith, turn right here and take the second left into the Heol y Graig estate. Take your third left into Heol Y Wylan and the property is second on the left.





Approximate total area⁰
112 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.

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.

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