



CARDIGAN
BAY
PROPERTIES

EST 2021

Y Gnoll, Dolbadau Road, SA43 2SS

Offers in the region of £320,000





Y Gnoll, Dolbadau Road, Cilgerran, SA43 2SS

Offers in the region of £320,000

- Detached 3–4–bedroom property with versatile living spaces.
- Convenient Cilgerran village location with local amenities nearby.
- Double-glazed sash windows throughout.
- Easy-maintenance garden with mature shrubs and seating areas.
- Ideal as a spacious family home or flexible living space for modern needs.
- Stunning wooded views over the Teifi Valley.
- Two garages, ample parking, and outdoor storage options nearby.
- Recently installed air source central heating and solar panels (2024).
- Close to Cardigan town and the Cardigan Bay coastline.
- EPC rating : B

About The Property

This detached home offers a well-thought-out layout, combining space and practicality with stunning wooded views over the Teifi Valley. Situated in an elevated position on the edge of the popular village of Cilgerran, this property is perfect for those looking for a flexible family home close to local amenities and the beautiful West Wales coastline.

The ground floor begins with a long, bright entrance hall, which connects the primary living areas. The living room is a standout space, featuring sliding patio doors that frame the wooded views and fill the room with natural light. A gas fire with an ornate surround adds a cosy focal point, and glazed double doors lead through to a separate dining room, ideal for entertaining.

The kitchen/dining area offers a practical design with plenty of storage, Formica worktops, and integrated appliances, including an Indesit double oven and ceramic hob. A utility room off the kitchen provides additional functionality, with a stainless-steel sink, wall and base units. Completing the ground floor is a shower room, along with a spacious multi-use room that could serve as a study, sitting room, or a fourth bedroom.

Upstairs, the central landing benefits from large sash windows, allowing countryside views and light to fill the space. The principal bedroom is generously proportioned and features fitted wardrobes, bedside cabinets, and a dressing table, with direct access to a Jack-and-Jill-style en-suite bathroom. Two additional double bedrooms, both with dual-aspect windows, provide further comfortable living spaces, with views extending towards Cilgerran Castle from the rear. A family bathroom on this floor includes both a bath and an enclosed shower, offering options to suit busy households.



Continued

Externally, the property is designed for ease of maintenance, with paved seating areas and a neatly landscaped front lawn bordered by mature shrubs and hedgerows. The paved patio is an excellent spot to enjoy the scenic views, while the two detached garages (one is accessed via a pathway to a group of garages) and additional outdoor storage provide ample room for practical needs.

With mains water, electricity, and drainage, as well as new air source

central heating, solar panels with battery and double glazing throughout, this home is ready to provide a comfortable and flexible lifestyle for its new owners. Its elevated position and woodland views offer a rare combination of practicality and natural beauty, making it a truly special property in the heart of West Wales.

Porch
4'0" x 4'0"

Entrance Hall
6'7" x 36'9"

Lounge
14'10" x 17'10"

Dining Room

15'4" x 10'11"

Kitchen

10'11" x 13'0"

Utility

7'4" x 7'4"

Cloakroom

5'4" x 7'5"

Study/Bedroom

13'6" x 17'11"

Landing

28'2" x 6'1"

Bedroom 1

11'5" x 14'7"

Bathroom

17'11" x 9'10"

Jack & Jill Bathroom

8'1" x 8'8"

Master Bedroom

13'6" x 17'11"

Outside Store

8'7" x 3'10"

Detached Garage

15'9" x 8'9"

Attached Garage

16'0" x 9'10"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S)

THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: F - Pembrokeshire County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Electricity

WATER SUPPLY: Mains

HEATING: Air source pump servicing the hot water and central heating

BROADBAND: Connected TYPE - Superfast *** up to 80 Mbps Download, up to 20 Mbps upload *** EE Mobile Internet. - 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, Limited, 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 none 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.

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. The driveway is sloping.

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/TR/12/24/OK/TR







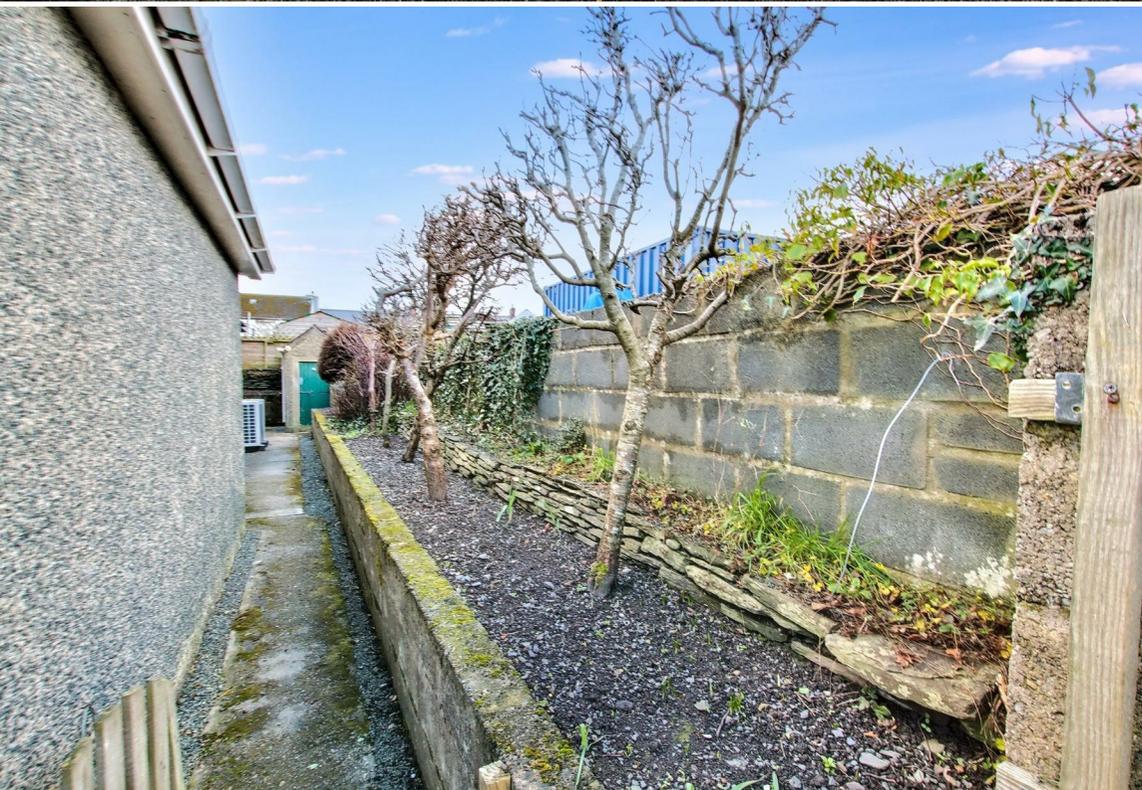






DIRECTIONS:

From the Cardigan office continue on the B4546, and at the roundabout take the second exit onto A478. Turn left onto Cilgerran Road through the village of Penybryn and continue on into Cilgerran, turn left just after the village shop down towards the river., and the property is located on the left-hand side on the corner, denoted by our for-sale board.





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 86 | 89 |
| (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.

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

