

CARDIGAN
BAY
PROPERTIES
EST 2021

Afallon, Capel Iwan, Newcastle Emlyn, SA38 9LT

Offers in the region of £360,000

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- Three-bedroom detached bungalow in Capel Iwan
- Three separate reception areas
- Additional sitting/hobby room opening onto the garden
- Gated driveway with ample off-road parking
- Rural Carmarthenshire setting near Newcastle Emlyn and within reach of Cardigan Bay
- Approx. 127.5m² of accommodation
- Living room with wood-burning stove
- Generous established gardens with greenhouse, fruit trees and growing areas
- Approx. 59m² workshop
- EPC Rating: D



About The Property

Looking for a spacious three-bedroom detached bungalow with flexible living space, generous gardens and a substantial workshop? This property combines three reception areas, extensive off-road parking and around 59m² of additional workshop space in a rural location near Newcastle Emlyn.

A well-proportioned three-bedroom detached bungalow offering around 127.5m² of accommodation, with a particularly flexible layout, generous gardens and an impressive workshop. Located in the rural village of Capel Iwan, the property combines a countryside setting with convenient access to Newcastle Emlyn and the wider West Wales area.

The bungalow is approached through gates onto an extensive driveway, providing plenty of off-road parking and access around the property. The gardens form a significant part of Afallon's appeal, with established planting, lawns, fruit trees and productive growing areas creating an outside space that has clearly been enjoyed and well used.

The main entrance opens into a bright enclosed porch, with windows looking across the garden and a characterful tiled floor. From here there is access to a useful coatroom before continuing into the main accommodation.

The living room is one of the most generous rooms in the bungalow. There is plenty of room for different furniture arrangements, while windows provide good natural light. A wood-burning stove set within a fireplace provides a focal point to the room and complements the oil-fired central heating.

Alongside the living room is a separate dining room. Having a dedicated dining space gives the bungalow a degree of flexibility that isn't always found in single-storey homes, particularly as there is also a further sitting room.

Details Continued:
The kitchen, sits centrally within the bungalow and is a practical working space with a good range of fitted base and wall units, providing useful cupboard and drawer storage together with worktop space for food preparation. There is a sink positioned beneath the window, allowing natural light into the room, along with space for cooking appliances and additional storage.

Beyond the kitchen is the separate sitting room. This gives the property two genuinely useful living spaces in addition to the dining room, allowing different areas to be used for everyday living, hobbies, reading or entertaining without having to compromise the main lounge.

Adjoining this part of the bungalow is a good-sized utility room, together with a separate shower room. This secondary section of the accommodation is particularly practical and adds to the flexibility of the overall floor plan.

A long central hallway leads to the three bedrooms and main bathroom, the principal bedroom, with a further double bedroom. Bedroom three it suitable as a bedroom while also offering scope for a home office, craft room or similar if three bedrooms aren't required.

The family bathroom is fitted with a bath with shower over, wash hand basin and WC, with contemporary tiling around the bath. Together with the separate shower room at the other end of the bungalow, the layout provides useful additional facilities for family life and visiting guests.

Externally:
Outside is where Afallon becomes particularly interesting. The gated driveway provides extensive off-road parking, with hard standing extending around the bungalow and providing practical access to the various outside areas.

The gardens are well established and have a lovely informal feel. Areas of lawn are interspersed with mature shrubs, flowering plants and trees, including fruit trees, while dedicated vegetable beds and a greenhouse provide plenty of opportunity for growing produce. There are also seating areas and established hedged boundaries, creating different sections within the garden rather than one uninterrupted space.

Another major feature is the workshop, measuring approximately 11.7m x 5.06m, equating to around 59m² of additional space, perfect for anyone needing substantial storage or workspace. There is also a separate vehicle entrance to the workshop via another gateway off the country lane, with additional parking spaces.

Overall, Afallon offers considerably more than the three-bedroom accommodation alone might suggest. The combination of three reception areas, two bath/shower rooms, a utility, substantial gardens, extensive parking and the sizeable workshop gives the property plenty of flexibility, with the benefit of predominantly single-storey living.

Viewing is recommended to appreciate the amount of accommodation, outside space and additional workshop space Afallon has to offer.

INFORMATION ABOUT THE AREA:
Located in Capel Iwan, a small rural village in Carmarthenshire, with a variety of local community groups and activities, and surrounded by the rolling countryside of the Teifi Valley and conveniently placed for Newcastle Emlyn. The market town provides a useful selection of everyday amenities, including independent shops, supermarkets, cafés, places to eat and schooling. The surrounding countryside offers plenty of opportunities for walking and enjoying the outdoors, while the coast and Cardigan Bay can also be reached by road, opening up the beaches, coastal villages and walking routes for which this part of West Wales is known.

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
4'11" x 5'5"

Coatroom
6'2" x 6'3"

Lounge
13'3" x 17'10"

Dining Room
12'2" x 11'1"

Kitchen
10'6" x 12'9"

Bathroom
8'6" x 5'5"

Hallway
20'2" x 3'10"

Bedroom 1
12'7" x 11'2"

Bedroom 2
10'4" x 12'9"

Bedroom 3
9'10" x 8'6"

Sitting Room
15'1" x 10'9"

Utility Room
8'9" x 8'2"

Shower Room
5'11" x 8'3"









Workshop/Garage
38'4" x 16'7"

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

COUNCIL TAX BAND: E - Carmarthenshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking & Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil central heating. Wood/Multi Fuel Burning Stove in lounge, Rayburn in kitchen that also heats one radiator and hot water
BROADBAND: Connected - TYPE - Wireless Broadband *** - up to 141.3 Mbps Download, up to 29.1 Mbps upload *** Wireless - 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/COVENANTS: 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.

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 Please read the important information. There is a yard and shed located next door,

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.

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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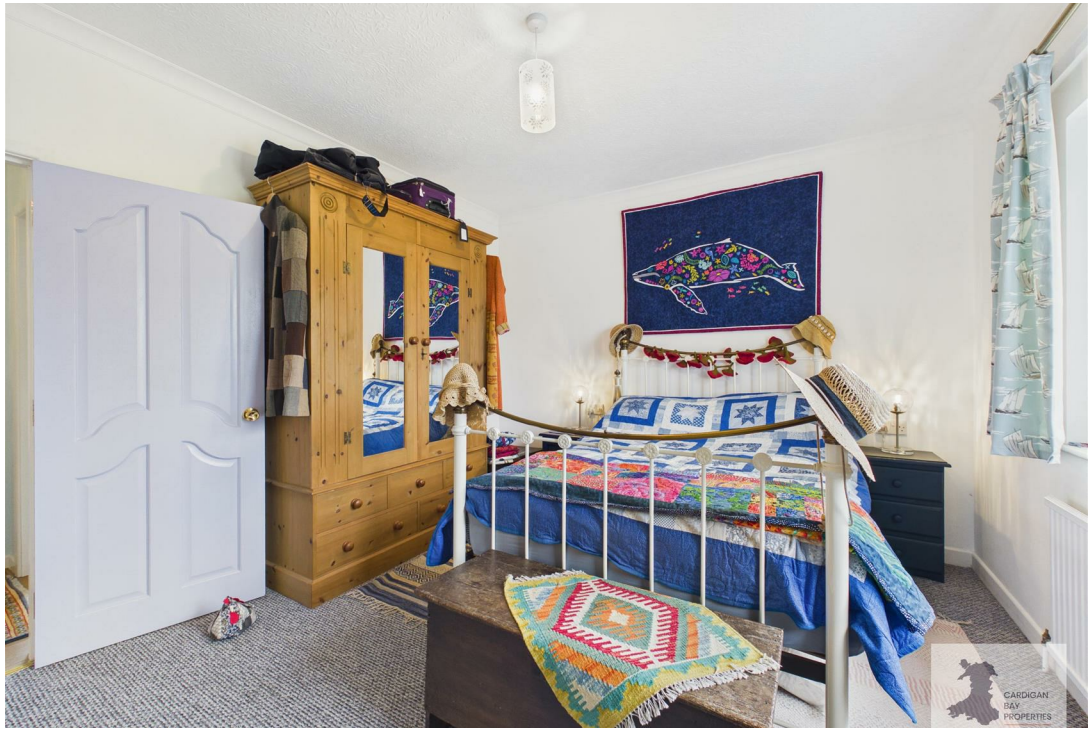





DIRECTIONS:

What3Words: ///implore.balanced.barstool From Newcastle Emlyn, head south out of the town towards the A484 and take the turning signposted for Capel Iwan. Continue along the country road towards Capel Iwan, following the road into the village. Proceed through Capel Iwan and continue along the local road, where Afallon will be found set back behind a low white boundary wall, with double wrought-iron entrance gates opening onto the driveway.







Approximate total area(1)

127.5 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@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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