

CARDIGAN
BAY
PROPERTIES
EST 2021

Brynarfor, Blaenporth, Cardigan, SA43 2AW

Offers in the region of £299,950

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- Six bedrooms including ground floor accessible room and wet room
- Distant sea views across Cardigan Bay
- Generous lounge and kitchen/diner with Rayburn
- Easy access to A487 for Cardigan, Aberystwyth & Fishguard
- Set in coastal West Wales with strong local connections
- Potential annexe space with own entrance
- Countryside views towards the Preseli Hills
- Off-road parking with in-out driveway
- Patio area and lawn garden with mature hedging
- Energy Rating: D



About The Property

Looking for a spacious six-bedroom home with sea and countryside views, flexible layout, and potential for a separate annexe? This deceptively roomy property on the edge of Cardigan Bay offers excellent multigenerational potential, off-road parking, and convenient access to the West Wales coast.

Positioned just off the main A487 coast road and offering easy access to both Cardigan and Aberporth, this deceptively spacious six-bedroom property offers flexibility, far-reaching views and multigenerational potential — all within easy reach of Cardigan Bay and the wider West Wales coastline.

With countryside to the front and distant sea views to the rear, the property enjoys a mix of coast and rural outlook. It sits on a tarmac and concrete in-out driveway, offering space for multiple vehicles and straightforward access from both directions.

The side entrance, accessed via sliding patio doors, leads into a porch and then through to the main hallway. From here, there's access to the kitchen/diner, lounge and a narrow connecting hall to the rear portion of the ground floor — ideal for creating a separate annexe if needed.

The kitchen/diner is a practical and well-sized space fitted with matching wall and base units, electric oven and hob, stainless steel 1.5 sink, extractor and an oil-fired Rayburn. The Rayburn provides both room heat and a traditional cooking option, and there are views out to the rear and side across the surrounding land. A door from the kitchen leads into a rear hall which doubles as a utility area with plumbing for a washing machine and external access to the rear. Just off this space is a shower room fitted with a cubicle, toilet and wash hand basin.

Details Continued:
The lounge is a generously proportioned room, easily accommodating both a sofa suite and dining table. Three front-facing windows bring in natural light, and a slate and stone fireplace houses an old oil-fired Rayburn Rhapsody — now disconnected. From the lounge, a door leads into the hallway for the annexe area.

This internal hall connects back to the main hallway and also provides a second external access point to the rear. It leads to a ground floor double bedroom and a good-sized wet room with non-slip flooring, accessible shower, WC and hand basin. This part of the house is ideal for a dependent relative, guests, or as a fully separate annexe space with a few minor adjustments.

Upstairs, the first-floor landing includes an airing cupboard that houses the hot water tank. There are five further bedrooms — four doubles and a single — many with built-in wardrobes and all with open views. Windows to the rear offer a glimpse of the coastline around Aberporth, while those to the front and side look across the countryside and towards the Preseli Hills.

The family bathroom is functional but dated, currently fitted with a bath, sink and WC. It could be modernised to suit.

Externally:
Externally, the in-out driveway loops around the rear of the property, linking the main road to an adjacent farm track. There's a small patio, an oil tank and an old shed at the back — the shed is in need of some work or replacement. To the side of the house, steps lead up to a lawn area bordered by mature hedging and with distant sea views across the open fields. The garden isn't currently enclosed from the road but could easily be fenced off for added privacy if desired. In the front corner, near the driveway, is an old well, no longer serving the property and now capped with a concrete slab.

This is a property with clear potential — not only because of its scale, but also because of the layout and location. Set in a part of West Wales that combines coast and countryside, and just a short drive from the shops, schools and services of Cardigan, it's well placed for a variety of needs. Whether used as a spacious family home or adapted for dual living or additional income potential, the setting and flexibility here are hard to find.

INFORMATION ABOUT THE AREA:
The village of Blaenannerch is situated 4.5 miles north of the market town of Cardigan and only 2.6 miles from the beach at Aberporth and the beautiful Cardigan Bay coastline.

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
7'6" x 4'3"

Hall
14'7" x 4'7"

Kitchen/Diner
14'10" x 11'11"

Rear Hall/Utility
7'9" x 5'4"

Ground Floor Shower Room
6'7" x 5'4"

Lounge
26'3" x 14'1"

Annex Hallway
10'0" x 6'6" max

Wet Room
9'9" x 6'5"

Bedroom 6
11'0" x 14'9"

Landing
14'5" x 11'11" max

Bedroom 1
8'8" x 12'2" + built in wardrobes

Bedroom 2
8'7" x 6'11"

Bedroom 3
11'5" x 9'9" + built in wardrobe

Bathroom
7'4" x 5'6"

Bedroom 4
9'3" x 13'6" into alcove

Bedroom 5
8'3" x 12'4" (plus wardrobe)

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: Traditional Build
SEWERAGE: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Superfast - up to 80 Mbps Download, up to 20 Mbps upload FTTP, 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 is no fence on the side of the garden that runs alongside the main A487 road. There is an old disused well in the garden, this is covered by a concrete slab.
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 the section of the drive that runs onto and out of the adjoining farm track is shared with the farm. The soakaway for the septic tank is the field behind the property with easements in place to maintain this.
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 is a ground floor bedroom and wet room at 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. This property is on the side of the A487, it is in need of some modernising and updating in places.

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/08/25/OK

































DIRECTIONS:

From Cardigan, head northwards along the A487 until you reach the village of Blaenannerch, go all the way through this village and as you leave this village and before you enter the next village of Blaenporth you will find this house on the left hand side, next to a farm lane. W3W: ///callers.attention.item





Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(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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