

CARDIGAN
BAY
PROPERTIES
EST 2021

25, Maes Hafren, Crymych, SA41 3SH

Offers in the region of £130,000

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25, Maes Hafren, Eglwyswrw, SA41 3SH

Offers in the region of £130,000

- Two-bedroom mid-terraced house on a cul-de-sac
- Spacious living room and kitchen/diner & Two well-proportioned bedrooms
- Solar panels to front and rear roof elevations
- Bathroom and separate WC with potential to combine
- Local restrictive covenant applies to this property
- In need of modernisation and updating
- Front and rear gardens with landscaping potential
- Electric storage and wall-mounted heating (need updating)
- Communal parking available on a first come, first served basis
- Energy Rating: C

About The Property

Looking for an affordable two-bedroom home with plenty of scope to make it your own? This mid-terraced house in the Pembrokeshire village of Eglwyswrw offers spacious accommodation, front and rear gardens, solar panels and plenty of potential for modernisation. (This property has a local restrictive covenant on it, please read the Important Essential Information section for full details on this.)

Situated on Maes Hafren in the village of Eglwyswrw, this two-bedroom mid-terraced house offers a good opportunity for a first-time buyer, or anyone looking for a property they can update to suit their own tastes. The house requires modernisation throughout, but with well-proportioned rooms, gardens to the front and rear and useful additional storage, there is plenty here to work with.

A path through the front garden leads to the entrance door, opening into the hallway where stairs rise to the first floor. From here there is access into the main living accommodation.

The living room is a particularly good-sized reception room, measuring approximately 3.72m x 4.18m, with a wide window overlooking the front garden bringing plenty of natural light into the room. Its proportions give ample space for a range of seating and furniture and, with updating and redecoration, this could become a comfortable main living space.

To the rear is the kitchen/diner, another generously proportioned room measuring approximately 5.63m x 2.60m. The existing kitchen is fitted with a range of wall and base units with work surfaces, sink and drainer, and there is space for an electric cooker together with space and plumbing for a washing machine. The length of the room allows plenty of space for a dining table, making this a practical everyday kitchen and dining area. There is also scope for a future owner to redesign and modernise the kitchen to make better use of the space available.



Details Continued:
A door from the kitchen/diner opens into a useful rear porch, which provides access to the garden as well as to an attached store shed. This additional storage is a useful feature for garden equipment, tools and general household items.

Upstairs, the landing gives access to the airing cupboard (housing the hot water tank with immersion heater) and two spacious bedrooms. Bedroom one measures approximately 4.65m x 2.88m with a useful built in wardrobe, while bedroom two measures approximately 3.15m x 3.91m, giving both rooms good proportions and space for bedroom furniture.

The bathroom and separate WC sit side by side off the landing. The bathroom currently has a bath with shower over and wash hand basin, with the WC housed separately alongside. Their adjoining position may offer scope to combine the two into one bathroom in the future, subject to any necessary works and consents, providing an opportunity to create a more contemporary arrangement.

Heating is provided by electric storage and wall-mounted heaters (in need of updating), while solar panels are fitted to both the front and rear roof elevations.

Externally:
Outside, the property has its own

gardens to both the front and rear. These are currently in need of attention and landscaping, but provide another opportunity for a new owner to put their own stamp on the property. The rear garden also benefits from pedestrian access beyond the garden boundary.

There is no allocated private parking with the property; however, there are ample communal parking spaces within the development which are available on a first come, first served basis.

For those looking for a home where the value lies in the space and the opportunity rather than somebody else's choice of finishes, this property has plenty going for it. With two good-sized bedrooms, a spacious kitchen/diner, front and rear gardens, solar panels and scope to update throughout, it could make a great starter home or project for someone keen to create a home of their own.

INFORMATION ABOUT THE AREA:
Eglwyswrw is a rural Pembrokeshire village positioned along the A487 between Cardigan and Newport, making it well placed for access to both the Cardigan Bay coastline and the wider North Pembrokeshire countryside. The village has a Welsh-medium primary school, community facilities, and a petrol station, agricultural store and shop nearby, while the larger towns of Cardigan and Newport provide a wider range of shops, services and amenities.

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.

Hallway

Lounge

Kitchen/Diner

Rear porch

Store shed

Landing

Bedroom 1

Bedroom 2

Bathroom

WC

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

COUNCIL TAX BAND: B - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Communal Off-Road Parking available on first come first served basis
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains & Solar Electricity
WATER SUPPLY: Mains
HEATING: Electric Heating with immersion heater for hot water
BROADBAND: Not Connected - TYPE - Superfast / Standard available with speeds up to 1800 Mbps Download, up to 200 Mbps upload - FTTP, available in area. - 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 This property has a local restrictive covenant on it - the terms of this is as follows - The purchaser and its successor in title must have had throughout the period of 3 years immediately preceding the purchase have his/her place of work or principal home in the designated region and a designated region comprises the area of Pembrokeshire.
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 - This property has a local restrictive covenant on it - the terms of this is as follows - The purchaser and its successor in title must have had throughout the period of 3 years immediately preceding the purchase have his/her place of work or principal home in the designated region and a designated region comprises the area of Pembrokeshire.
Property is in need of modernising and updating, needs new heating installed, has a bit of water damage above the front door, owners think from cracked render but unsure, please ensure you check this before purchase.

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.

HW/HW/08/26/OK






















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DIRECTIONS:

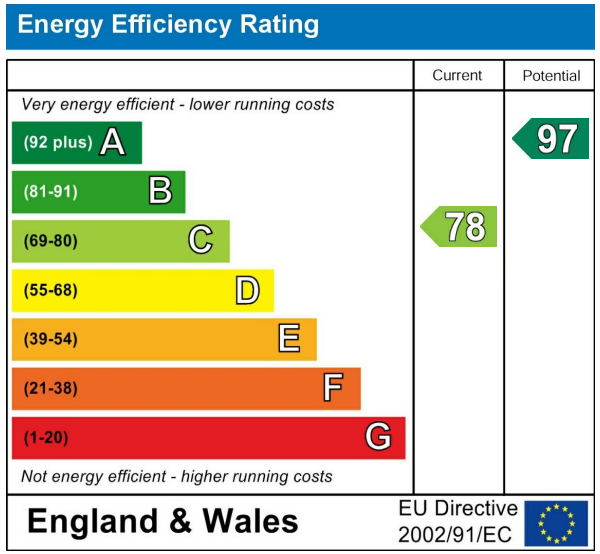
What3Words: ///cleanest.ordeals.teaching From Cardigan head south along the A487 until you reach the village of Eglwyswrw. Turn left here heading for Cilgerran and Crymych. Go past the primary school on your right and just a bit further along is the left turning into Maes Hafren. Follow the road to the right and park up in the square to the rear of the property, and the property is on the right hand side (yellow house).











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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