

CARDIGAN
BAY
PROPERTIES
EST 2021

Gwalia & Gwalia Stores, Aberporth, Cardigan, SA43 2DA

Offers in the region of £349,950

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- Coastal Property In The Popular Village Of Aberporth
- Two Bedrooms On The Ground Floor
- Sea And Beach Views From First-Floor Accommodation
- Previously Used As Holiday Letting Accommodation
- Freehold Sale Including Existing Leasehold Interest
- Currently Arranged As Two Separate Flats
- Three/Four Bedrooms On The First Floor
- First-Floor Balcony With Coastal Views
- Outdoor Seating Areas
- EPC Rating: D



About The Property

Looking for a versatile coastal property with sea views and potential rental income? Situated just a short walk from Aberporth's sandy beaches and the Ceredigion Coast Path, this substantial property is currently arranged as a two-bedroom ground-floor flat and a three/four-bedroom first-floor flat, offering flexible accommodation for extended families, holiday letting or conversion back into one home, subject to any necessary consents.

Situated just a short distance from the sandy beaches of Aberporth, this versatile coastal property offers an interesting opportunity for those looking for flexible accommodation, a home with potential rental income, or a property that could accommodate extended family members. Currently arranged as two separate flats, with two bedrooms on the ground floor and three/four bedrooms on the first floor, the property enjoys sea views from the upper accommodation, a balcony overlooking the coast, outdoor seating areas and off-road parking for one car.

With the Ceredigion Coast Path and the beaches of Aberporth almost on the doorstep, this is a particularly appealing location for anyone looking to enjoy the West Wales coastline, whether as being turned back into one larger home, holiday property or investment.

The ground-floor flat has previously been used as holiday letting accommodation, sleeping five or more guests, and offers a practical layout with its own living facilities, and also as a private rental property.

The lounge provides a comfortable space for relaxing, with an open connection through to the fitted kitchen, creating a sociable arrangement for everyday living or holiday guests. The kitchen offers a range of fitted units, worktop space and room for kitchen appliances.

There are two bedrooms, both benefiting from fitted wardrobes providing useful storage, together with a four-piece family bathroom.

Details Continued:
To the rear of the kitchen is a utility area housing an oil-fired boiler that services the first-floor, with access to a separate WC. The area has previously been used in connection with the first-floor accommodation, and there is also a rear entrance hall providing access to the staircase leading to the upper flat.

The ground-floor accommodation has electric radiators, with mains water, electricity and drainage.

The first-floor flat offers further accommodation, with the sea views providing a particularly attractive feature.

The lounge is a comfortable reception room with views towards Dolwen Beach and the coastline beyond. There is plenty of space for seating, making this a lovely room for relaxing while enjoying the changing coastal scenery.

A separate dining room also benefits from sea views and offers flexibility as an additional reception room, home office or fourth bedroom, depending on individual requirements.

The fitted kitchen provides a practical and sociable space, with a breakfast bar and glazed doors opening directly onto the balcony. This is undoubtedly one of the property's standout features, providing a lovely spot for morning coffee, outdoor dining or simply sitting and watching the activity along the beach and coastline.

There are three further bedrooms, two of which benefit from fitted wardrobes, together with a four-piece family bathroom.

The first-floor accommodation benefits from oil-fired central heating, with mains water, electricity and drainage.

Externally:
The property benefits from several outdoor

areas, offering space to sit outside and make the most of its coastal setting.

To the front of the property is a decked and paved seating area, providing somewhere to enjoy the sea air, sea views and coastal surroundings.

To the rear are gravelled and paved areas, with steps leading to the rear entrance. There is also an area previously used for a hot tub, together with space for storing canoes and other outdoor equipment. A garden shed provides additional storage, and the oil tank is positioned to the side of the property.

There is a useful balcony off the kitchen which has beautiful views down to the beach, perfect for relaxing and dining.

A pedestrian right of way provides access to the rear of the property and the first-floor flat, approached on foot via the pathway leading up past the nearby café.

There is no private or allocated parking included with the property, although on-street parking is available in the surrounding area, together with a nearby public car park.

One of the property's most appealing features is the flexibility offered by its current arrangement. With two separate flats, the property could suit buyers looking for multi-generational accommodation, a home with potential holiday letting income, or an investment property with two letting units.

Alternatively, there is potential to bring the accommodation back together to create one family home, subject to any necessary planning, building regulations, leasehold and other consents.

With its coastal location, sea views, balcony and adaptable accommodation, this property offers an opportunity to purchase a home with several possible uses in one of the most popular coastal villages along Cardigan Bay.

Viewing is highly recommended to appreciate the accommodation, setting and possibilities this property has to offer.

INFORMATION ABOUT THE AREA:
Aberporth is a popular coastal village on the Ceredigion coastline of West Wales, well known for its sandy beaches, coastal walks and attractive setting overlooking Cardigan Bay.

The village has two beaches, Dolwen and Dyffryn, which are popular with families, swimmers and those who enjoy spending time by the sea. The Ceredigion Coast Path passes through the village, providing scenic walks along the coastline towards neighbouring coastal communities.

Aberporth offers a selection of local amenities, including places to eat and drink, a village shop and a primary school. The nearby village of Tanygroes provides additional facilities, while the market town of Cardigan is approximately seven miles away, offering supermarkets, independent shops, schools, leisure facilities and healthcare services.

The wider area is particularly appealing for those who enjoy the outdoors, with further beaches at Tresaith, Penbryn and Llangrannog, along with countryside walks and opportunities to explore the 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.

Lounge
16'6" x 18'2" max

Kitchen/Diner
16'5" x 11'6"

Utility Room
8'8" x 12'0" (l shaped)

W/C
3'2" x 8'11"

Bedroom 1
11'10" x 14'10" max

Inner Hall
6'1" x 2'9"

Bathroom
6'2" x 9'5"

Bedroom 2
11'10" x 20'6" max









Rear Entrance Hall
8'5" x 4'6"

First Floor Landing
6'4" x 7'5"

First Floor Lounge
15'6" x 17'1"

First Floor Dining Room/Bedroom
9'1" x 11'8"

First Floor Kitchen
11'11" x 11'10"

First Floor Bathroom
9'3" x 6'7"

First Floor Bedroom 3
8'4" x 10'0"

First Floor Bedroom 4
7'5" x 14'1"

First Floor Bedroom 5
8'1" x 14'0"

Balcony
13'11" x 9'9"

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD Please Note - while this property is being sold as a freehold, it is currently set up as two flats, with a leasehold in place on Flat 1. This lease is a 999 year lease started on 5th June 2001 with a rent charge of £25 a year, payable to the freeholder, who is the property owner. This will be transferred to the new owners when the property is sold. (please ask us for a copy of lease) - this means the property can either be rented out as two flats, or it could be turned back into one property.
PARKING: No Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Ground Floor - Oil central heating. First Floor - Electric Heating with Pressurised Hot Water Cylinder
BROADBAND: ADSL - 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 is a pedestrian ROW to the rear to access the property/first floor flat, walking up past the cafe.
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 The Vendor informs us that, this property is being sold as a whole as a freehold, it is currently set up as two flats, with a leasehold in place on Flat 1. This lease is a 999 year lease started on 5th June 2001 with a rent charge of £25 a year, payable to the freeholder, who is the property owner. This will be transferred to the new owners when the property is sold. (please ask us for a copy of lease) - this means the property can either be rented out as two flats, or it could be turned back into one property. There is no parking with this property. There is a pedestrian ROW to the rear to access the property/first floor flat, walking up past the cafe. There is on street parking available and a public car park nearby.

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/MC/11/26/OK












Please be careful when using the shower.
The water pressure is very high and if the
shower is put on full the bathroom might
flood. Please also make sure that the
central drain cap hasn't moved as this can
also make this happen.


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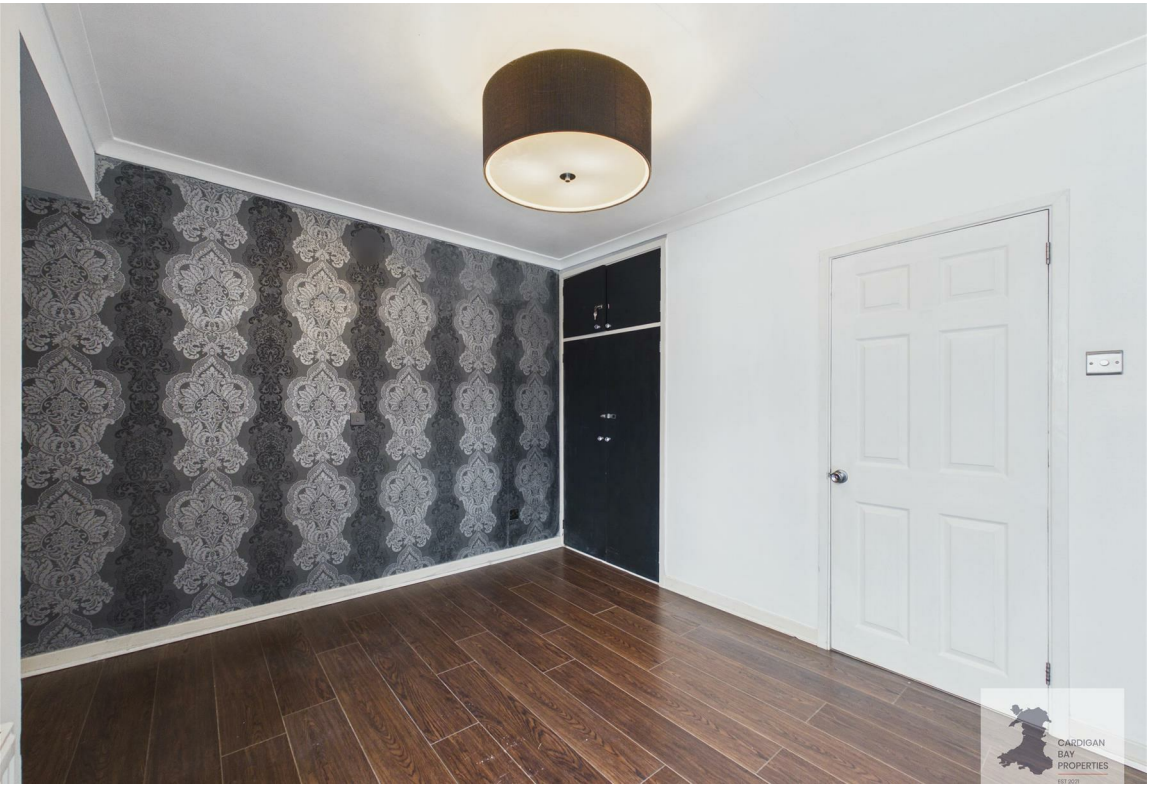






DIRECTIONS:

Head northwards on the A487 from Cardigan until you reach the roundabout just before you enter the village of Blaenannerch. Turn left on this roundabout heading to Aberporth. At the next roundabout take the first exit and proceed into Abeporth. Pass the primary school on your left hand side and continue down the hill. Just before you reach the sharp right hand corner, and the junction on your left, you will see a row of three houses on your left, this is the middle property in that terrace, denoted by our for sale board.







Approximate total area(1)

212.8 m²

Balconies and terraces

16.4 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		78
(69-80) C		
(55-68) D	66	
(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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