



Min y Don (Farview), Gwbert, Cardigan, SA43 1PR

Offers in the region of £550,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# Min y Don (Farview), Gwbert, SA43 1PR

- Detached three-bedroom bungalow in Gwbert
- Spacious open plan kitchen/diner
- Lounge with log burner and patio access
- Landscaped gardens and terrace with glass balustrades
- Walking distance to Cardigan Golf Course and coastal path
- Sea views across Cardigan Bay
- Stunning glazed sun room with vaulted ceiling
- Main bedroom with en-suite wet room
- Driveway parking for around four vehicles plus garage
- Energy Rating: TBC

## About The Property

Looking for a modern coastal home with impressive sea views, generous living space and a garden made for making the most of the outdoors? This beautifully presented detached bungalow in Gwbert combines stylish interiors, a stunning sun room and views across Cardigan Bay, all within walking distance of the coast path, golf course and popular local hotels and restaurants.

Positioned in the sought-after coastal village of Gwbert, this beautifully maintained detached bungalow enjoys stunning sea views, stylish modern accommodation and a fantastic setting close to the coastline of West Wales. The property has clearly been thoughtfully updated over the years, creating a home that feels bright, practical and very well suited to both everyday living and entertaining.

To the front, a resin coated driveway provides parking for around four vehicles and gives access to the attached garage, currently used for storage. Landscaped borders soften the frontage, while pathways lead around both sides of the bungalow and towards the rear garden. Even from the front approach there are glimpses towards the sea, giving an immediate sense of the coastal setting.

The entrance porch features a tiled floor and sliding patio doors, opening into an L-shaped hallway which provides access throughout the property. The hallway also benefits from loft access, three storage cupboards and a separate airing cupboard, offering excellent practical storage often missing from modern homes.

The main bathroom has been fitted to a high standard and includes a bath, separate shower cubicle, WC, wash basin and heated mirror, all finished in a clean contemporary style.

Offers in the region of £550,000



### Details Continued

There are three bedrooms positioned off the hallway. Bedroom three has an attractive archway feature wall adding character to the space, while bedroom two benefits from built-in wardrobes. The main bedroom is particularly generous in size and includes built-in cupboards along with a stylish en-suite wet room fitted with a shower, WC and wash basin.

The heart of the home is the open plan kitchen and dining area, which works exceptionally well as both a social and practical family space. The kitchen has been fitted with granite worktops, ceramic tiled flooring and a comprehensive range of storage units with integrated lighting. Integral

appliances are included within the sale, including the fridge freezer, dishwasher, washing machine, tumble dryer and electric range oven with hob. A central island adds additional workspace and storage while also creating a natural divide between the kitchen and dining areas.

From the dining area, sliding doors lead directly into the sun room, which is undoubtedly one of the standout spaces within the property. Designed to make the most of the coastal outlook, the room features dramatic glazed walls and an A-frame style front elevation framing the views beautifully. Natural light fills the room throughout the day, while doors to either side lead

directly onto the rear terrace and gardens. The sea views towards Cardigan Bay and the surrounding coastline are a constant feature from this part of the property and give the home a real connection to its surroundings.

The lounge is another excellent reception room, offering plenty of space for seating and centred around a gas fired stove (lpg) creating a warm focal point during the cooler months. Sliding patio doors open directly onto the rear terrace, continuing the strong connection between the indoor and outdoor spaces.

Externally:  
Outside, the rear garden has been attractively landscaped and arranged to take full advantage of the views. A raised resin coated patio area with glass balustrades provides an excellent seating and dining space overlooking the garden and coastline beyond. Steps lead down to the lawn and further landscaped sections with gravelled and paved pathways winding through a variety of shrubs, flower borders and established planting. There are also two garden sheds providing useful external storage.

A stylish coastal bungalow in an excellent location with sea views, generous living space and beautifully maintained gardens. Viewing is highly recommended to appreciate both the property itself and the lifestyle that comes with this part of Cardigan Bay.

Contact Cardigan Bay Properties to arrange a viewing.

INFORMATION ABOUT THE AREA:  
The setting is one of the major attractions here. Gwbert is one of the most desirable coastal

locations in this part of West Wales, well known for its stunning scenery and easy access to the Ceredigion coast path. Cardigan Golf Course with its impressive clifftop setting is within walking distance, along with The Cliff Hotel and Spa, The Gwbert Hotel and Flat Rock Bistro. The market town of Cardigan is only a short drive away and provides a good range of everyday amenities including independent shops, cafes, supermarkets, schools and leisure facilities.

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  
4'10" x 16'7"  
  
Hallway  
4'5" x 18'6" & 2'9" x 12'5"

Lounge  
17'10" x 16'5"

Kitchen/Diner  
12'5" x 24'0"

Sunroom  
12'2" x 22'4"

Bedroom 1  
14'2" x 11'6"

En-Suite  
5'2" x 11'6"

Bedroom 2  
8'8" x 12'5"

Bedroom 3  
9'0" x 9'3"

Bathroom  
8'11" x 9'2"







Garage  
11'8" x 18'8"

#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: F – Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Private Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil servicing the hot water and central heating & gas fire in lounge (LPG).

BROADBAND: Connected – TYPE – Superfast available, FTTC. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to [https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home 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>

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

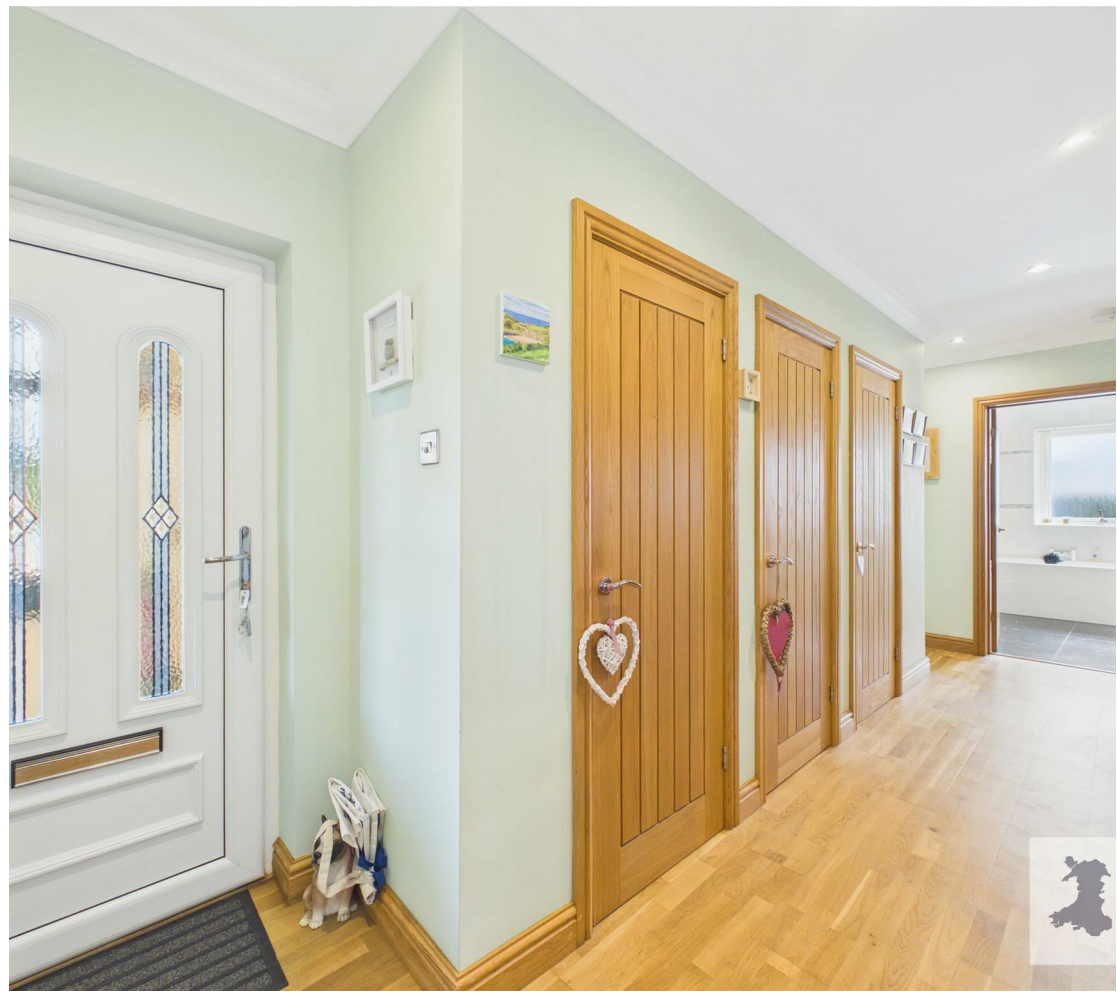
found on the Gov.UK website here – <https://www.gov.uk/capital-gains-tax>

**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/TR/05/26/OK























# DIRECTIONS:

From Cardigan head out on the Gwbert Road and drive into Gwbert. Go around the sharp right-hand bend passing the Flat Rock on your right, carry on up the hill and take the first road right heading to Cardigan Golf Course, this property is the very first property on the right, just off the junction. What3Words:

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Approximate total area<sup>(1)</sup>  
171.7 m<sup>2</sup>  
Balconies and terraces  
25.8 m<sup>2</sup>

(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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto: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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