




80, Brynglas, Cardigan, SA43 2EE

Offers in the region of £175,000



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# 80, Brynglas, Aberporth, SA43 2EE

- Semi-detached bungalow
- Good-sized living room
- Distant sea views from the rear decking
- In need of updating throughout
- On-street parking available to front and rear (first come basis)
- Three bedrooms
- Oil fired central heating
- Front and rear gardens
- Roof repairs required
- Energy Rating: E

## About The Property

Looking for a bungalow with plenty of potential, a generous plot and distant sea glimpses in a coastal area of West Wales? This three-bedroom semi-detached bungalow offers good-sized accommodation, oil fired central heating and scope for updating, making it a practical option for buyers looking to put their own stamp on a home near Cardigan Bay.

Situated within a coastal village setting in West Wales, this three-bedroom semi-detached bungalow presents an opportunity for buyers seeking a property with potential. The accommodation is all arranged on one level and offers a practical layout, while the outside space enjoys an elevated position with distant sea glimpses towards Cardigan Bay from the rear decking area.

The front of the property is approached via steps leading down to the entrance door. Once inside, a central hallway provides access to all principal rooms and includes three useful storage cupboards.

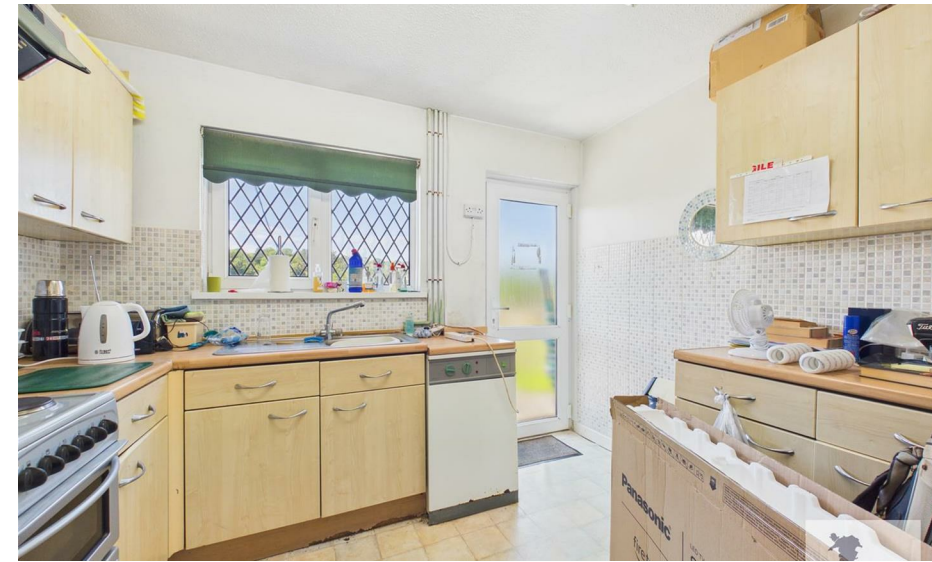
The living room is a comfortable size and benefits from a wide front-facing window bringing in plenty of natural light. There is ample space for both seating and dining furniture, making it a versatile main reception room.

The kitchen is fitted with a range of wall and base units together with worktop space, sink unit and room for appliances and houses the oil fired boiler. A rear door leads directly outside to the garden and decking area, creating an easy connection between the house and outside space.

There are three bedrooms in total. Bedroom One is positioned to the front and offers space for a double bed and bedroom furniture. Bedroom Two is another double room overlooking the rear garden, while Bedroom Three would suit use as a single bedroom, nursery, study or hobby room depending on requirements.

The bathroom is larger than often found in similar properties and is fitted with a corner bath, walk in shower, wash hand basin and WC.

## Offers in the region of £175,000



Externally:

Externally, the property benefits from gardens to both the front and rear. The front garden is mainly grassed and provides an elevated approach to the bungalow. To the rear, the garden offers a combination of lawn, pathways and decking, with distant sea glimpses adding to the appeal. The outside space would benefit from general maintenance but offers plenty of scope for landscaping and improvement.

The property is in need of updating throughout and some repair work to the roof is required, which has been reflected in the overall presentation. For buyers looking for a project, the bungalow offers solid potential to

modernise and add value over time.

There is no official allocated parking, however on-street parking is available to both the front and rear of the property on a first come, first served basis. The West Wales coastline is within easy reach, with Cardigan Bay renowned for its beaches, coastal walks and scenic countryside. The surrounding area offers a good balance of village life and access to nearby towns for everyday amenities, making this a property that could appeal to a range of buyers including downsizers, investors or those seeking a coastal base with potential for improvement.

INFORMATION ABOUT THE AREA:  
Aberporth is one of the most popular

coastal villages in West Wales, renowned for its two sandy beaches, stunning views across Cardigan Bay and a welcoming village atmosphere. The village offers a good range of everyday amenities including shops, cafés, pubs, a primary school and community facilities, while the Ceredigion Coast Path provides spectacular walks along the coastline. The market town of Cardigan is approximately six miles away, offering a wider range of shopping, schooling and leisure facilities, making Aberporth an attractive location for both permanent living and holiday home ownership.

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  
3'10" x 17'10" max

Living Room  
12'2" x 17'2"

Kitchen  
10'4" x 9'8"

Bedroom 1  
11'3" x 8'9"

Bedroom 2  
11'8" x 9'8"

Bedroom 3  
7'6" x 9'8"

Bathroom  
8'7" x 8'2"

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

COUNCIL TAX BAND: B - Ceredigion County

Council

TENURE: FREEHOLD

PARKING: On-Street Parking only - spaces front and back (first come first serve basis)

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil central heating servicing the hot water and central heating=

BROADBAND: Superfast / Standard available in the area (and was connected at this property although it is no longer connected) - up to 62 Mbps Download, up to 12 Mbps upload FTTC, - 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 the roof is in need of repair, tiles and ridge tiles were lost in a storm and this has caused some damage to the ceiling of bedroom 2.

RESTRICTIONS/COVENANTS: The seller has advised that the property is on a small housing estate in Aberporth. Normal estate covenants apply, such as:

Not to cause annoyance/nuisance to your neighbours.

Use the property as a private dwelling house only and not run a trade or business from there.

Not to sell intoxicating liquor from the property. Keep the outside of the property clean and tidy and well maintained and maintain boundaries, and use the garden as a garden only.





Not to make structural alterations or erect any additional building without written consent from the council.

Not to do anything that interferes with the access of light and air to the adjoining property.

Not to keep any poultry, pigeons, or other animals (except domestic pets) on the property.

No shed or caravan or house on wheels for human habitation on the property.<sup>4</sup>

The property must always be insured with comprehensive insurance.

The council have a right to access the land (with pre-agreed permission) to maintain/inspect or repair any pipes, drains etc and make good any damage made.

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.

bedroom 2, this has all been reflected in the marketing price of this property.

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.



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 property is in need of general updating and maintenance, there are missing roof tiles and ridge tiles on this property from storm damage, water has come through to the ceiling of

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>

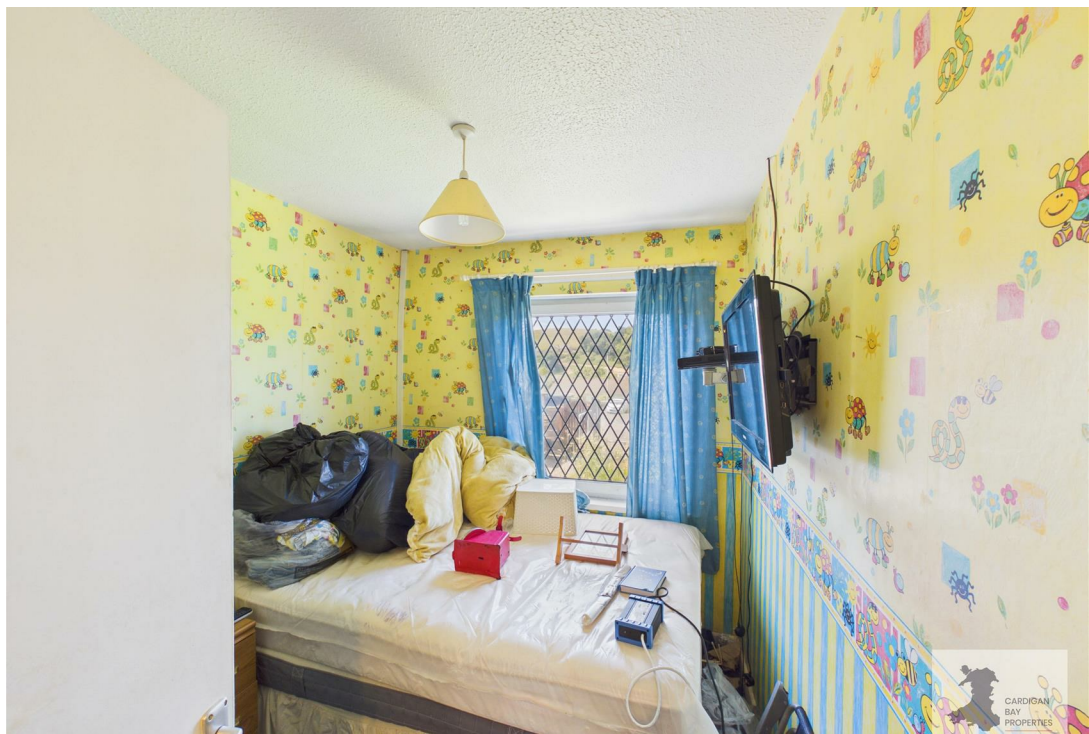
**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC -** these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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:**

From Cardigan drive northwards along the A487 until you reach the village of Gogerddan (just before Tanygroes). Turn left on the crossroads for Aberporth heading along the B4333. As you enter the village of Aberporth turn left along Dyffryn Terrace then turn right into Brynglas, take the first left, then the first right, carry on half way down the road and the property is found on the left hand side. What3Words - [///devalued.peroxide.edits](https://www.what3words.com/devalued.peroxide.edits)





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Approximate total area<sup>(1)</sup>  
72.5 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>                            |                         | <b>72</b>   |
| (55-68) <b>D</b>                            | <b>54</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.

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