CARDIGAN BAY PROPERTIES
EST 2021

Windrush, Cilgerran Road, Cardigan, SA43 3NQ

Offers in the region of £360,000

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- Four-Bedroom Detached Bungalow
- Spacious Kitchen/Diner
- Concealed Utility Hidden Behind Matching Kitchen Cabinetry
- Modern Bathroom with Freestanding Bath & Walk-In Shower
- Substantial Garage/Workshop with WC, Power, Workbenches & Plumbing
- Extended & Fully Modernised Within the Last Three Years
- Integrated Full-Size Fridge/Freezer, Dishwasher & Boiling-Water Tap
- Separate Lounge Opening onto Rear Garden
- Extensive Off-Road Parking & Enclosed Rear Garden
- EPC: E

About The Property

Looking for a spacious four-bedroom bungalow with plenty of parking, a substantial garage/workshop and an enclosed garden close to Cardigan and Cilgerran?

This extended and renovated four-bedroom detached bungalow, with the works carried out within the last three years, offers considerably more accommodation than its frontage might initially suggest. The property has a practical single-storey layout with a substantial kitchen/diner, separate lounge, useful utility space and an impressive semi-detached garage/workshop, along with extensive off-road parking and an enclosed rear garden.

The bungalow has been extended to provide flexible accommodation that could work particularly well for a family, those looking for plenty of ground-floor space, or buyers wanting bedrooms that could equally be used for home working, hobbies or guests.

The front entrance opens into a central hallway, which provides access to the main accommodation.

The kitchen/diner forms a key part of the home and provides plenty of room for both cooking and dining. The fitted kitchen includes a good amount of cupboard and worktop space together with a built-in full-size fridge/freezer, integrated dishwasher and boiling-water tap.

A particularly useful feature is the concealed utility area, cleverly positioned behind kitchen cabinetry. This keeps the practical side of everyday life tucked away rather than taking away from the appearance of the main kitchen.

The kitchen/diner connects through to the lounge, which is positioned towards the rear of the bungalow. This is a comfortable family living space with an electric fireplace forming a focal point and glazed doors opening directly onto the rear patio. The connection between the lounge and garden works particularly well, with the doors bringing the outside space into everyday use during the warmer months.

Details Continued:
There are four bedrooms, giving the bungalow plenty of flexibility. The bedrooms are arranged across different parts of the property rather than grouped together in one area, something that may suit households wanting a little separation between sleeping spaces. The extended section of the bungalow incorporates one of the bedrooms and adds useful additional floor space to the original layout.

The family bathroom is fitted with a bath and separate shower enclosure, alongside the WC and wash basin.

The property benefits from mains water, electricity and drainage, with heating provided by an LPG gas central heating system. The fireplaces within the property are electric. The property is fitted with a Positive Input Ventilation (PIV) system, with the main unit installed within the attic and its outlet positioned in the hallway. The bungalow is offered freehold.

For buyers wanting a home within reach of Cardigan's amenities but with the space and practicality of a detached bungalow, this property has quite a lot going for it. The combination of four bedrooms, extended accommodation, substantial parking, enclosed rear garden and the garage/workshop makes it particularly versatile.

For a bungalow, there is a surprising amount of accommodation and useful additional space here. The extension and comprehensive modernisation carried out within the last two years have created a comfortable four-bedroom home with a substantial kitchen/diner at its heart, while the extensive parking, enclosed garden and

sizeable garage/workshop add considerable practicality. Viewing is recommended to appreciate the amount of accommodation, parking and additional workshop/storage space available.

Externally:
Externally, one of the first things to stand out is the amount of off-road parking available. The frontage is predominantly hard surfaced, providing space for several vehicles, with further access running alongside the bungalow towards the garage/workshop.

To the rear is an enclosed garden, predominantly grassed and offering a good amount of usable outdoor space. A patio immediately outside the bungalow provides space for garden furniture and outdoor seating, while the main garden has room for children's play equipment, pets and general family use. Fencing and established boundaries define the garden, and there are views beyond neighbouring properties towards the surrounding countryside in places.

Another particularly useful feature is the semi-detached garage/workshop. This is much more substantial than a typical garden shed or domestic store and provides excellent space for anyone needing a workshop, vehicle or equipment storage, or simply plenty of room for hobbies and household belongings.

The garage/workshop has a toilet, electricity and lighting, shelving, a workbench and extensive storage space, together with plumbing and a washing machine. These existing facilities make it a very practical addition to the bungalow.

INFORMATION ABOUT THE AREA:
Penybryn is conveniently positioned on the outskirts of Cardigan, providing straightforward access into the town while remaining well placed for the surrounding countryside, villages and coast.

Cardigan is one of the principal towns serving this part of West Wales, with a good range of independent shops, supermarkets, cafés and restaurants alongside primary and secondary schooling, healthcare facilities and everyday services. Set beside the River Teifi, the town is also well positioned for reaching both Ceredigion and Pembrokeshire.

The location provides good access to the Cardigan Bay coastline, with a choice of beaches and coastal villages within driving distance, including Mwnt, Aberporth, Tresaith and Llangrannog. The popular village of Cilgerran, known for its castle and riverside setting, is also nearby.

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.

Entrance Hallway
6'0" x 12'9"

Kitchen/Diner
22'7" x 13'9"

Utility
14'10" x 5'0"

Bathroom
10'1" x 6'11"

Hallway
3'4" x 7'0"

Lounge
13'5" x 12'1"

Bedroom 1
12'7" x 11'0"

Bedroom 2
14'10" x 9'0"

Bedroom 3
13'10" x 5'0"

Bedroom 4
6'2" x 12'0"

Garage
14'0" x 35'7"

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

COUNCIL TAX BAND: - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (LPG)
BROADBAND: Connected - TYPE - Standard, up to 70.5 mbps Mbps Download, Wireless - 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 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 The garage is partially attached to the neighbours garage.

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.

TR/MC/10/26/OK

Look what we made
CARDIGAN BAY PROPERTIES

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LOVE · FAMILY · HOME

D B
Welcome

Harri
I love you to the moon and back
TRACTOR 1
CARDIGAN
BAY
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IT'S COOL TO BE KIND

LONG LIVE
Boyhood
where the
Wild ones play

DIRECTIONS:

From Cardigan head southwards along the A478 until you reach the village of Penybryn, turn left here heading for Cilgerran. The bungalow is located on the right hand side, it is the 3rd up in the row. What3Words ///snoozing.hills.slant

Floor 0 Building 1

Floor 0 Building 2

Approximate total area(1)

161.6 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		
(69-80) C		
(55-68) D		67
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Contact Coral on 01239 562 500 or coral@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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