



CARDIGAN
BAY
PROPERTIES

EST 2021

Tremle, Feidrhenffordd, Cardigan, SA43 1NL

Offers in the region of £385,000





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- Fully refurbished detached dormer bungalow
- Stylish open-plan kitchen/dining/living space
- Integrated Neff kitchen appliances
- Ample off-road parking for several vehicles
- Central Cardigan town location close to Cardigan Bay and the West Wales coast
- Four bedrooms across two floors
- Underfloor heating throughout the ground floor
- Landscaped rear garden with spacious patio
- Garage with electric car charger, utility room and outside WC
- EPC Rating : C

About The Property

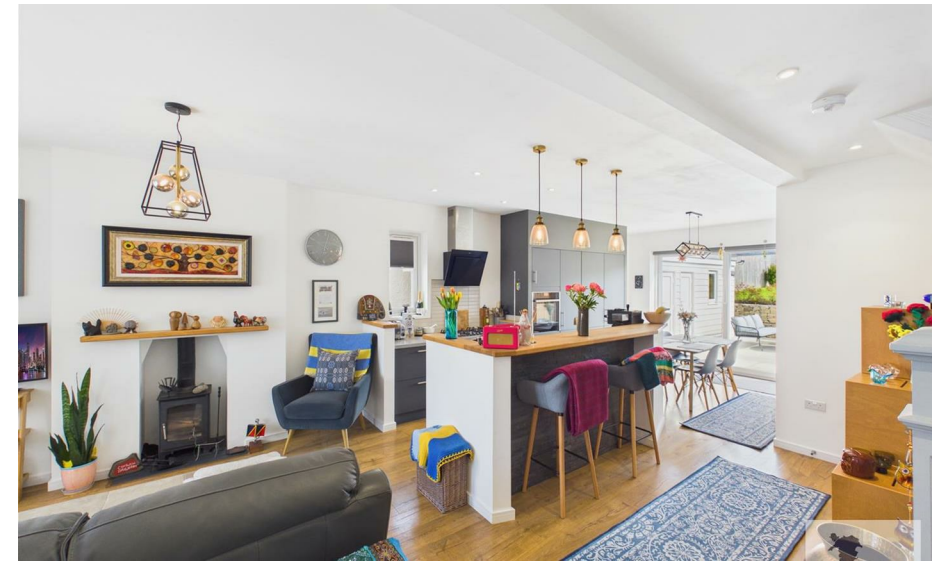
Looking for a fully refurbished home in the heart of Cardigan with modern open-plan living, landscaped gardens and space for family life or home working? This four-bedroom detached dormer bungalow combines stylish contemporary interiors with practical outside space, generous parking and a great West Wales location close to the coast of Cardigan Bay.

Set within a good-sized plot right in the centre of Cardigan town, this detached dormer bungalow has been completely refurbished and redesigned to create a modern home with bright, well-planned accommodation throughout. The property offers a smart balance between practical family living and contemporary styling, with open-plan living space at its heart, landscaped gardens and versatile bedroom arrangements across both floors.

The approach immediately gives a sense of the space on offer externally. A decorative gravel driveway stretches across the front of the property, providing ample off-road parking for several vehicles along with access to the garage, which benefits from an electric car charger. The addition of a raised planter bed enhances the property's overall appearance. The exterior has a clean and tidy appearance with crisp elevations, with the elevated garden to the rear carefully landscaped with stone gabion retaining walls, a raised planted bed, a lawn section and a generous paved patio designed for outdoor dining and entertaining.

A tiled porch leads into the main entrance hallway, where the contemporary finish becomes immediately apparent. Wooden flooring runs throughout much of the ground floor, complemented by underfloor heating, creating a practical and comfortable everyday layout.

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Continued:

The open-plan kitchen, dining and living area forms the centrepiece of the home and works particularly well for modern family life. The living space to the front features a log burner set on a slate hearth, adding warmth and character to the otherwise clean-lined modern décor. The room flows naturally into the kitchen and dining area, which has been designed with both functionality and style in mind.

The kitchen itself is fitted with a range of sleek wall and base units topped with complementary work surfaces, along with a central breakfast island incorporating a stainless steel sink and drainer. Integrated Neff appliances include a fridge/freezer, dishwasher, multi-function oven and five-ring gas hob with extractor over, while built-in storage discreetly houses the Worcester boiler. The dining area sits beside wide

sliding doors opening directly onto the rear patio, allowing plenty of natural light into the room and creating an easy connection between the indoor and outdoor spaces during the warmer months.

An inner hallway off the main living area provides useful understairs storage and access to the remaining ground-floor rooms. Bedroom one is positioned to the front of the property and is a comfortable double room with wooden flooring and underfloor heating, while bedroom two overlooks the rear garden and could equally suit use as a study, hobby room or snug depending on requirements. The current setup works particularly well for anyone needing a dedicated work-from-home space without sacrificing bedroom accommodation.

The ground floor shower room has been

finished to a very good standard with contemporary tiling, a walk-in shower, a vanity unit with bowl sink, an illuminated mirror with integrated toothbrush charging points and a heated towel rail.

Outside, the rear garden has clearly been designed with low maintenance and usability in mind. The spacious paved patio offers plenty of room for outdoor seating and dining, while steps rise to the lawned garden bordered by a planted bed and timber fencing. The raised design creates distinct areas within the garden and gives the outside space a more structured feel.

A particularly useful addition is the detached outbuilding, which incorporates a utility room and outside WC. The utility provides plumbing for laundry appliances along with additional storage and workspace, helping keep the main kitchen free from everyday household clutter. The separate garage benefits from power and lighting, together with folding doors and a personnel door.

The first floor adds two further bedrooms and a family bathroom, making the property far more versatile than first impressions might suggest from the outside. Both upstairs bedrooms feature exposed beams, built-in storage and Velux windows, giving them a bright and airy feel despite the sloping ceilings.

Bedroom three is especially impressive, incorporating a bespoke built-in bed along with useful eaves storage and loft access. Bedroom four is another comfortable room which would suit a variety of uses, including guest accommodation, hobbies or teenage space.

The first-floor bathroom is finished in a modern style with tiled flooring and walls, a Velux window, a bath with fitted shower attachment, a wash hand basin, a WC and a heated towel rail.

The location is another key selling point. Positioned in

the heart of Cardigan town, the property is within easy reach of the town's independent shops, cafes, schools, supermarkets and everyday amenities. Cardigan remains one of the most popular towns in West Wales thanks to its mix of community feel, historic character and proximity to the coastline. Beaches and coastal walks around Cardigan Bay are only a short drive away, making this an appealing option both for full-time living and for those looking to enjoy more of the coastal lifestyle.

Homes finished to this standard, with flexible accommodation, landscaped gardens and excellent parking within Cardigan itself, are not always easy to find. Viewing is highly recommended to fully appreciate the space, finish and location on offer.

INFORMATION ABOUT THE AREA:

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 porch
3'9" x 5'2"

Kitchen / Living area
31'5" x 17'1"

Inner Hallway
3'2" x 6'8"

Shower Room
8'6" x 8'1"

Bedroom 4 / Office
12'2" x 8'10"

Bedroom 1
15'0" x 11'3"

Landing
2'3" x 2'7"

Bathroom
4'4" x 6'0"

Bedroom 2
16'9" x 9'6"





Bedroom 3

16'8" x 6'2"

Garage

15'10" x 7'7"

W/C

2'8" x 4'8"

Utility Room

10'5" x 4'7"

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

PARKING: Off-Road Parking & Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating. Log burner located in the lounge area

BROADBAND: Connected - TYPE - Superfast *** speeds 510 Mbps Download, 70.5 Mbps Upload *** FTTP & 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: 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.

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.

VIEWINGS: By appointment only.

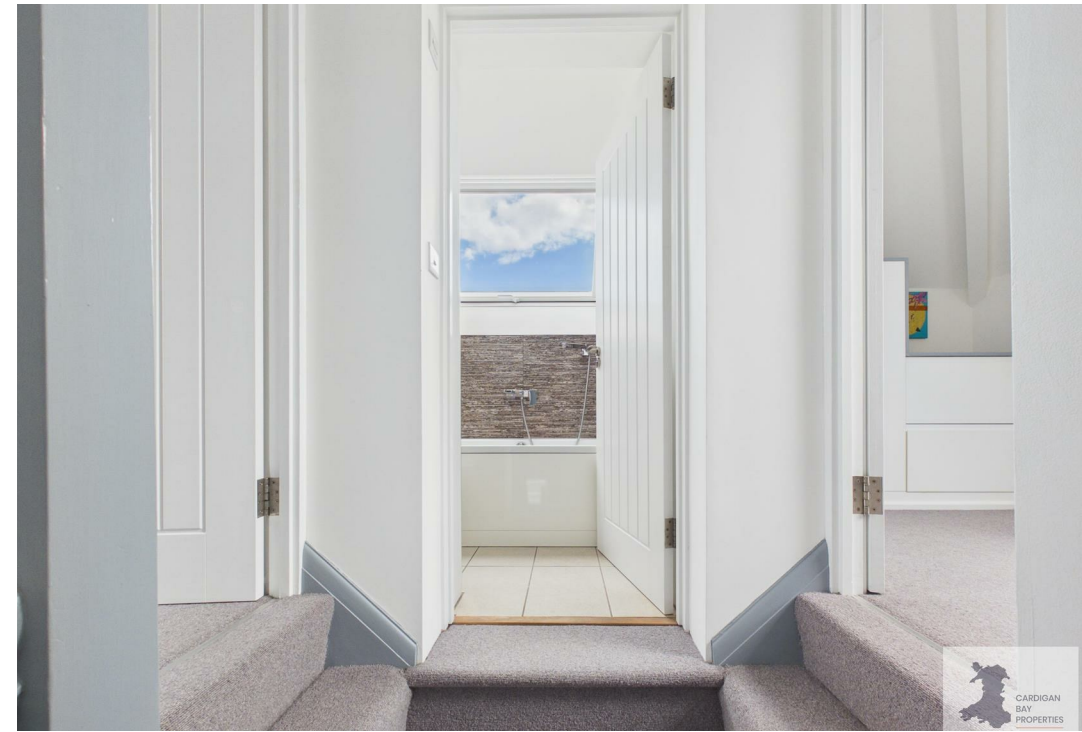
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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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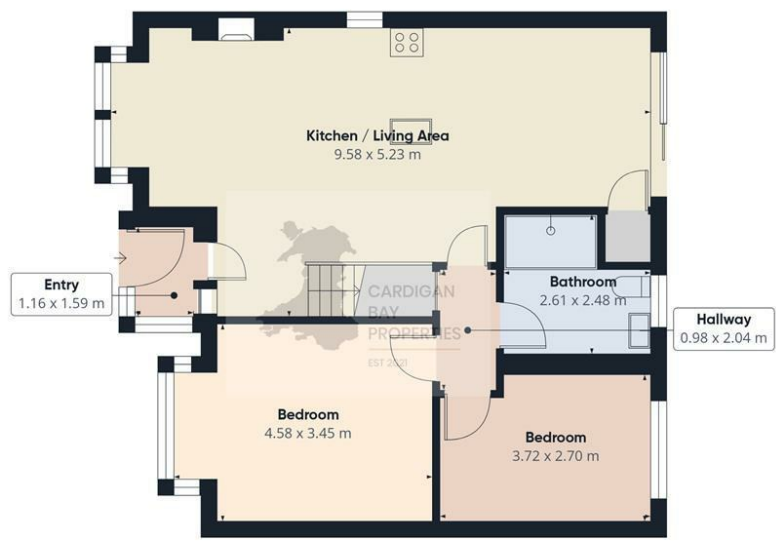
DIRECTIONS:

Head up Cardigan High Street and carry on up Aberystwyth Road.

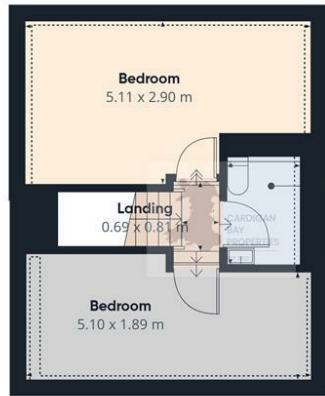
Continue up the hill, passing the playing field on your left, turn right before the garage located on your right, into Feidrhenfordd, continue down this road, and the property is located on your left.

what3words: //nooks.massive.coconut

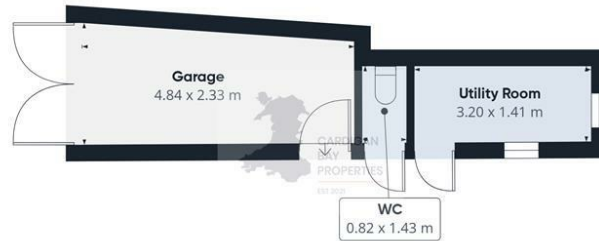




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area^m

118.7 m²

Reduced headroom

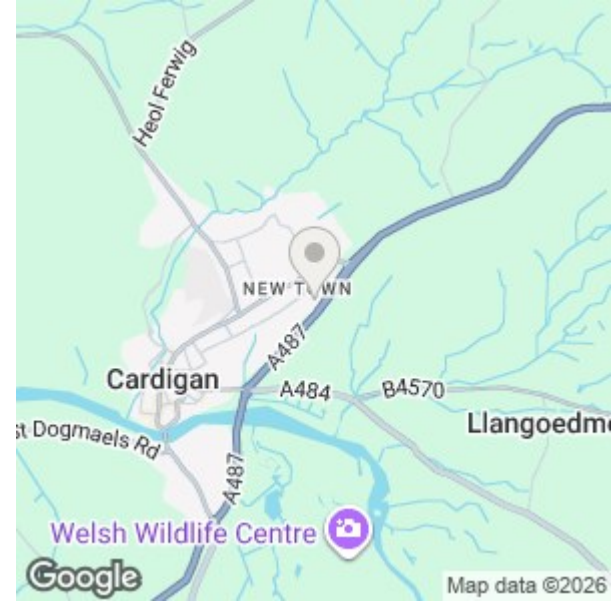
3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(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.

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