



CARDIGAN
BAY
PROPERTIES

EST 2021

South View, Caemorgan Road, Cardigan, SA43 1QU

Offers in the region of £415,000



4



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D



South View, Caemorgan Road, SA43 1QU

- Detached Four Double Bedroom Dormer Bungalow
- Striking Glass-Fronted Garden Sunroom
- Ground-Floor Double Bedroom / Home Office
- Excellent Built-In & Under-Eaves Storage
- Enclosed Rear Garden & Patio With Open Outlook
- Countryside Views & Wonderful Sunsets
- Modern Kitchen With Granite Worktops
- Principal Bedroom With En-Suite
- Parking For Around Five Vehicles Plus Integral Garage
- Energy Rating: D

About The Property

Looking for a beautifully presented four-bedroom home with countryside views, generous living space and plenty of parking close to Cardigan? This detached dormer bungalow combines a striking garden sunroom, modern kitchen, three reception areas, ground-floor bedroom, principal bedroom with en-suite, integral garage and an enclosed rear garden overlooking the surrounding West Wales countryside.

Set on the outskirts of Cardigan, along a small private road just off Caemorgan Road, this beautifully presented detached dormer bungalow offers a particularly versatile amount of space both inside and out. With four double bedrooms, three reception areas, an integral garage, excellent storage and parking for several vehicles, it is a home that works equally well for family life, retirement or anyone looking for additional space without being far from town.

One of the property's real strengths is its position. The rear faces across open countryside, creating a lovely backdrop to the garden and several of the principal rooms, while the sunsets from this side of the house can be quite spectacular. Despite the rural feel to the outlook, Cardigan town and its shops, schools, supermarkets, cafés and other everyday amenities are within easy reach, with the coastline and beaches of Cardigan Bay also accessible from this convenient part of West Wales.

At the front, a substantial tarmac driveway provides off-road parking for around five vehicles, with an additional hardstanding area particularly useful for a touring caravan, campervan or motorhome. The integral garage provides further parking or storage, and gated access to both sides of the house leads through to the enclosed rear garden.

Internally, the house has been tastefully decorated and clearly well cared for. The entrance opens into a broad hallway with a tiled floor and stairs rising to the first floor, setting the tone for the generous proportions found throughout.

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Details continued:

The kitchen is a particularly attractive room, fitted with a range of soft duck egg blue units complemented by quartz worktops and a built-in drainer. There is space for an American-style fridge freezer together with a range cooker, a built in dishwasher, while the brick surround around the cooker adds some warmth and character to the contemporary finish. The Rangemaster currently shown is available by separate negotiation and has a gas hob with electric ovens. A peninsula provides additional preparation space as well as a useful breakfast bar for informal seating.

Windows above the worktops look directly towards the countryside, while the kitchen also connects with the sunroom, making this whole part of the house particularly enjoyable.

The sunroom is arguably the standout feature. Its high pitched ceiling and extensive glazing create an impressive room with windows rising into the gable and French doors opening directly onto the rear patio and garden. Rather than feeling like a conventional conservatory, this is very much part of the main accommodation and provides a comfortable everyday living space with the garden and countryside forming the backdrop.

There is also a well-proportioned main living room, centred around a brick fireplace with a gas fire. Sliding glazed doors connect this room with the sunroom, allowing the two spaces to work together while still retaining the option of separate rooms. Double doors at the opposite end open into the dining room, creating another good connection between the principal living areas.

The dining room itself has ample room for a family dining table and overlooks the front, while the additional ground-floor room offers valuable flexibility. Currently shown on the floorplan as an office/bedroom four, its proportions allow it to work comfortably as a double bedroom, home office, hobby room or additional sitting room. Having a genuine double bedroom on the ground floor considerably broadens the appeal and future flexibility of the house.

A separate utility room provides space for laundry appliances and houses the oil-fired central heating boiler, keeping the practical side of the house away from the main kitchen. A ground-floor WC completes this level.

Upstairs, the amount of space continues to impress. There are three further double bedrooms, including a particularly generous principal bedroom with fitted wardrobes and its own en-suite shower room.

The remaining bedrooms are also well proportioned, and storage has certainly not been overlooked. Two of the upstairs bedrooms benefit from generous built-in wardrobes, while extensive under-eaves storage provides an unusually useful amount of additional space for belongings that otherwise tend to find their way into garages and spare bedrooms.

The family bathroom serves the remaining bedrooms and is fitted with both a bath and separate shower enclosure, alongside a WC and wash basin. A roof window brings natural light into the room.

Externally:

Outside, the rear garden feels private from the house and makes the most of its open outlook. A paved patio runs across the rear, providing space for outdoor seating immediately outside the sunroom and an excellent position from which to enjoy the afternoon and evening light.

The main garden is predominantly grassed with

established shrubs, hedging and planted borders around its edges, together with mature trees and a garden shed. Fruit trees add further interest, and the open aspect beyond the rear boundary gives the garden a sense of connection with the surrounding countryside rather than neighbouring development.

The glazed gable of the sunroom is just as effective externally as it is inside, giving the rear of the property an attractive architectural focal point while ensuring the garden and outlook remain a constant part of the living space.

For anyone needing parking for several cars, a motorhome or caravan, workshop or storage space in the integral garage, room to work from home and accommodation that can adapt over time, there is a great deal here that is genuinely useful rather than simply additional floor area.

Its location also strikes a good balance. Cardigan provides the practical amenities of a busy market town, while nearby coastal villages, beaches, countryside walks and the wider Cardigan Bay coastline are all part of everyday life in this corner of West Wales.

With its four double bedrooms, flexible ground-floor accommodation, excellent storage, substantial parking and that glass-fronted sunroom looking across the garden and countryside, this is a home with considerably more to offer than first appearances might suggest.

Viewing is recommended to appreciate the space, outlook and flexibility of the accommodation, particularly the sunroom and rear garden setting.

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.

Hallway
5'10" x 14'2" I shape





WC
6'5" x 4'2"

Integral Garage
10'7" x 19'4" max

Kitchen
19'9" x 12'2" max

Sunroom
18'0" x 10'6"

Living Room
12'9" x 17'4" max

Dining Room
12'9" x 13'3" max

Office/Ground floor bedroom 4
9'6" x 13'7"

Landing
16'0" x 3'6"

Bedroom 1
10'8" x 14'11" plus bay

Bedroom 2
10'0" x 8'4" plus bay

Bedroom 3
12'9" x 15'0" max plus bay

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

Bathroom
12'11" x 5'8" max

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

COUNCIL TAX BAND: E - 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

BROADBAND: Connected - TYPE - Superfast - up to 300
Mbps Download, up to 40 Mbps upload *** FTTP. -
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: 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there
are no issues that they are aware of.

RIGHTS & EASEMENTS: The seller has advised that there
is a small section of track used to access the drive of
the property. Shared with x2 neighbouring properties.
We understand this is connected to access by farmer
to his field.

RESTRICTIONS/COVENANTS: 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/HW/08/26/OK











DIRECTIONS:

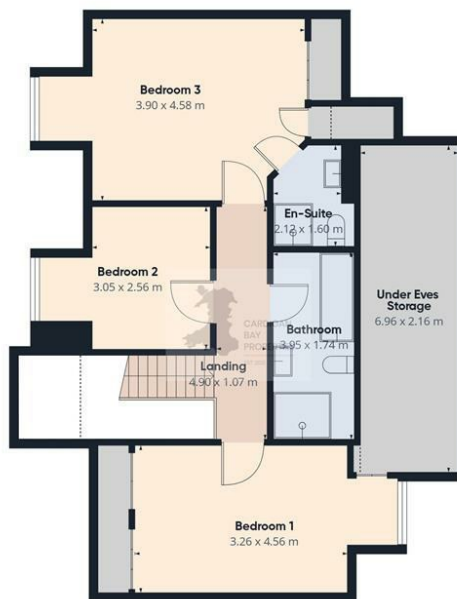
From Cardigan head north on the A487 until you reach the top of the by pass, take the first left onto Caemorgan road and follow this until you reach the bend in the road. Take the left (straight on) onto the private road and the property is on the left hand side.

What3Words: ///consonant.share.health





Floor 0



Floor 1



Approximate total area^m

208.9 m²

Reduced headroom

16.1 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		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

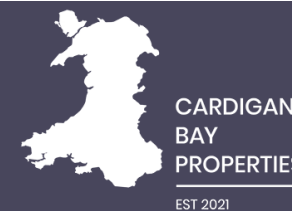
Contact Helen on 01239 562 500 or helen@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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