



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Brynaeron, Cardigan, SA43 2EN  
Offers in the region of £350,000









# Brynaeron, Aberporth, SA43 2EN

- 5 bed semi-detached house
- Walking distance to pub and cafes
- Popular Aberporth village
- Landscaped gardens to rear
- Lounge, dining room and study
- Beautifully presented
- Walking distance to the beach
- Off road parking for one vehicle
- Patio areas
- EPC rating : E

## About The Property

Located in the charming seaside village of Aberporth, this inviting 5-bedroom semi-detached home offers a wonderful coastal living experience. Spread across 3 stories, this property boasts 2 reception rooms, making it perfect for entertaining guests or simply relaxing with your family. With its prime location just 600 yards from two sandy beaches, this home is a dream for beach lovers and those who enjoy coastal walks. With the added convenience of off-road parking for one vehicle at the front.

Aberporth itself is a vibrant village with a range of amenities including a village shop, post office, pharmacy, pub, cafe, Indian takeaway, chip shop, primary school, and nursery. The proximity to the coastal path allows for easy access to the stunning Ceredigion Coastal Path in Cardigan Bay, offering breathtaking views of the Welsh coastline.

Access into the property is via steps through the partly glazed door into a small internal porch area with Victorian-style tiled flooring, and into the entrance hall via the front door, the original staircase to the first floor, and a door leading into; the lounge, with a feature fireplace, carpeted flooring, and bay window; The hallway then flows through to the dining room. The door then opens into the kitchen. This modern kitchen benefits from fitted base and wall units with worktop over, built to incorporate the feature arched fireplace, there is an electric cooker, with gas hob, and a sink and drainer. The door then leads you onto the utility room with space and plumbing for a washing machine and dryer, a separate w/c with a toilet and wash hand basin and a door onto the side patio and onto the rear garden

Offers in the region of £350,000



Continued:

As you walk up to the first floor, the landing splits into two, the family shower room is located to this side of the home and benefits from w/c, shower, wash hand basin, and the additional study room is also located at the back of the property. On the main landing, there are doors off to two double bedrooms and one single bedroom, the second double bedroom is the master and has a bay window and a feature fireplace, the flight of stairs then leads you up to the 2nd-floor landing where there is another bedroom with a Velux,

and a spacious double bedroom with sea views,

This lovely home has offroad parking located at the front for one car. there is a gated side entrance to the front, and a private rear garden that is beautifully landscaped, there is a paved patio area located to the side of the house with steps leading you up to the garden with raised beds that benefit from beautiful planting with flowers and shrubs, to the rear is a further patio area with feature brick walls surrounding the seating area, and a stunning palm tree framing

the garden, this space is ideal for alfresco dining and socializing, there is also a handy garden shed.

This property offers the perfect blend of comfort, convenience, and coastal beauty. Don't miss out on the opportunity to own a piece of this idyllic coastal village in west Wales.

Hallway  
17'11" x 5'1" (max)

Lounge  
13'10" x 13'5"

Dining Room  
11'5" x 10'11"

Kitchen  
13'1" x 10'9"

Utility Room  
8'6" x 10'9"

WC  
5'4" x 3'8"

Landing

Study  
10'8" x 5'11"

Shower Room  
7'4" x 5'10"

Bedroom 2  
11'8" x 10'4"

Bedroom 1  
15'4" x 11'8"

Bedroom 3  
8'11" x 7'1"

Attic Landing

Bedroom 4  
11'11" x 11'6"

Bedroom 5  
18'1" x 10'6"

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

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water and  
central heating

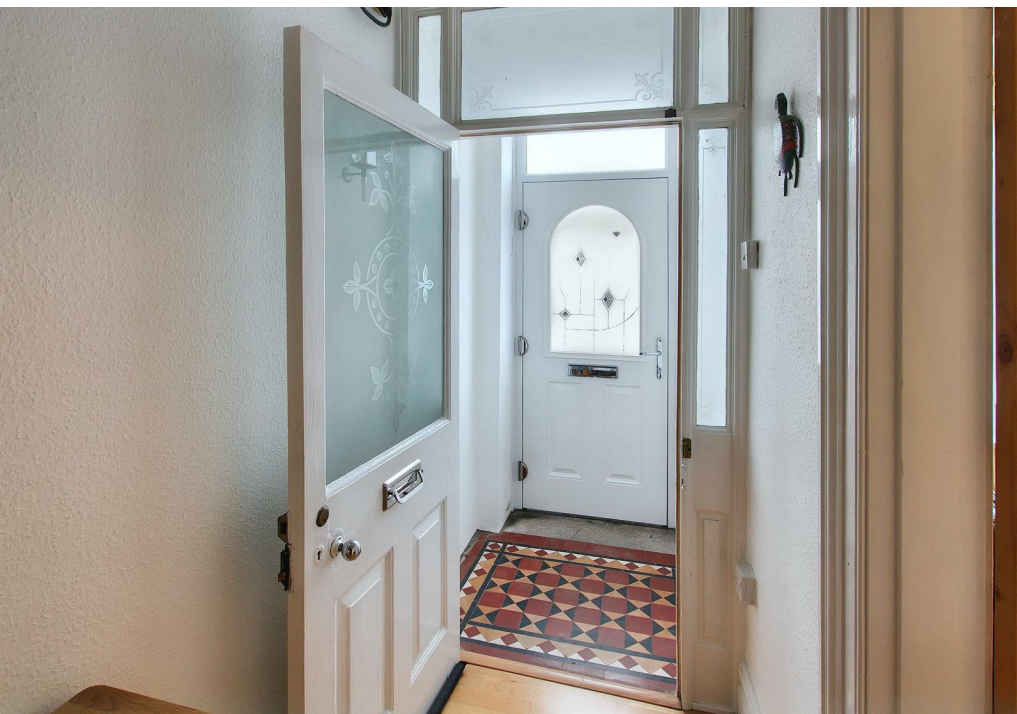
BROADBAND: Connected - TYPE - Standard \*\*  
- up to 58.05 Mbps Download, \*\*\* Smart  
WiFi- PLEASE CHECK COVERAGE FOR THIS  
PROPERTY HERE -

<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 none 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.

**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.

TR/TR/08/24/OK







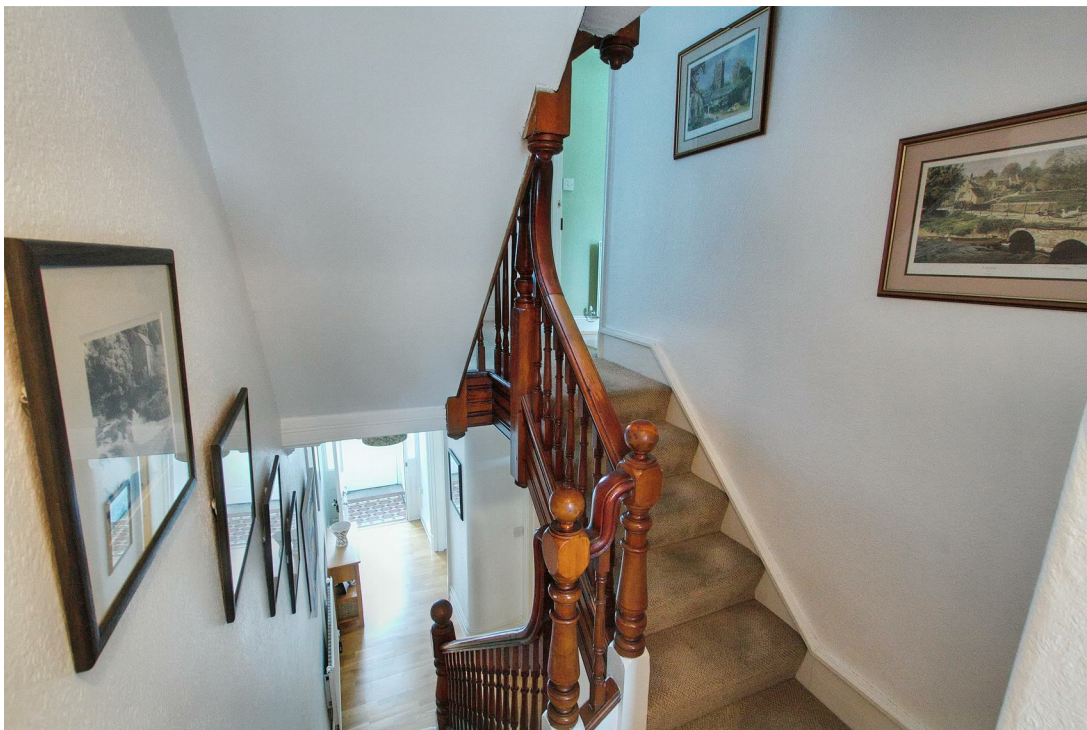














**DIRECTIONS:**

From Cardigan travel on the A487 northward until you reach the Gogerddan crossroads, turn left here for Aberporth on the B4333 into the village of Aberporth. As you enter the village travel through the narrow section of the road, as it widens you will see the property on the right-hand side. [///sliding.haunt.shutting](http://sliding.haunt.shutting)







#### 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>76</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            | <b>42</b>                  |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)