

CARDIGAN
BAY
PROPERTIES
EST 2021

Preseli, Felinwynt, Cardigan, SA43 1RW

Offers in the region of £270,000

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- Three-Bedroom Detached Dormer Bungalow
- In Need Of Modernisation Throughout
- Conservatory Overlooking The Garden
- Garage, Driveway & Additional Storage
- No Onward Chain
- Rural Location Near Aberporth & Cardigan
- Generously Proportioned Lounge
- Ground-Floor Bedroom & Bathroom
- Garden Areas & Countryside Views
- EPC Rating: TBC

About The Property

Looking for a renovation project in the West Wales countryside? This three-bedroom detached dormer bungalow in Felinwynt offers flexible accommodation, a conservatory, garage, gardens and useful outbuildings, all within easy reach of Aberporth, Cardigan and the Cardigan Bay coastline, and is offered with no onward chain.

Situated in the rural hamlet of Felinwynt, within easy reach of the market town of Cardigan and the beautiful Cardigan Bay coastline, this three-bedroom detached dormer bungalow offers an opportunity for buyers looking for a property to modernise and make their own. With flexible accommodation, a garage, conservatory, useful additional storage and outdoor space, the property has plenty of potential and is being sold with no onward chain.

The property requires updating and refurbishment throughout, making it an appealing project for those keen to create a home to suit their own tastes and requirements.

The front entrance opens into a hallway with stairs rising to the first floor and access to the ground-floor accommodation. To the right is a generously proportioned lounge, which provides plenty of room for both seating and dining furniture. The room is arranged into two connected areas, offering flexibility for different layouts, with a window to the front and sliding glazed doors at the rear leading into the conservatory.

The conservatory provides additional space overlooking the garden, with windows to several sides and a door opening outside. Although it would benefit from attention and updating, it offers scope to become a pleasant sitting area or a useful space for enjoying views of the garden throughout the seasons.



Details Continued:
The kitchen is fitted with a range of wall and base units, work surfaces and a traditional cream-coloured range-style cooker, which adds a little character to the room. There is plenty of opportunity to rethink the kitchen layout and create a more contemporary space, subject to any necessary works. A door leads into the side access area, which connects the front and rear of the property and provides access to the garage, and to a pantry and a lean-to shed, offering useful storage.

Also on the ground floor is a bedroom positioned to the front of the property. This could equally serve as a home office, hobby room or additional reception room, depending on individual requirements. A family bathroom completes the ground-floor accommodation, currently fitted with a bath, electric shower over, wash hand basin and WC.

Upstairs, the first-floor landing leads to two further bedrooms, both with sloping ceilings that reflect the property's roofline. These rooms offer good potential for updating, with one featuring a wash hand basin and built-in storage areas. The other enjoys views across the surrounding countryside on to the sea, providing a reminder of the property's rural setting.

Externally:
Outside, the property benefits from garden areas with established shrubs and greenery, along with space for parking. There is a driveway which appears capable of accommodating approximately two vehicles, although this should be confirmed, together with an attached single garage offering further parking or workshop and storage possibilities. The garage has a

concrete floor, workbench, shelving and overhead storage, making it particularly useful for anyone requiring space for DIY projects or hobbies.

Additional outbuildings include a lean-to shed and a separate shed, providing further practical storage options.

While the property is clearly in need of modernisation, it offers an opportunity to update an existing home in a rural location, with the benefit of flexible rooms and useful outside space. The accommodation could suit a range of buyers, from those looking for a family home to purchasers seeking a renovation project within easy reach of the West Wales coast.

Offered for sale with no onward chain, this is an opportunity to purchase a three-bedroom home with scope for improvement in a well-positioned rural setting.

Viewing is recommended to appreciate the accommodation, outside space and potential on offer.

INFORMATION ABOUT THE AREA:
Felinwynt is a small rural village in Ceredigion, surrounded by the countryside of West Wales, yet conveniently placed for access to Cardigan and the nearby coastline. Cardigan offers a good range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, schools, healthcare facilities and leisure opportunities. The popular coastal villages of Aberporth and Tresaith are also within driving distance, with sandy beaches, coastal walks and access to the Ceredigion Coast Path. The wider Cardigan Bay area is known for its attractive coastline, countryside and outdoor activities, making this a practical location for those seeking a rural lifestyle without being too far from town facilities.

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.

Entry
5'0" x 1'4"

Kitchen
11'9" x 12'4"

Pantry
5'3" x 4'2"

Hallway
6'4" x 15'6"

Lounge
12'3" x 24'1"

Conservatory
6'2" x 6'9"

Bathroom
6'2" x 6'9"

Side Access
6'4" x 23'3"

Lean-to Shed
12'3" x 7'3"

Garage
9'0" x 18'11"

Bedroom 3
11'9" x 11'3"

Landing
6'2" x 11'6"

Bedroom 1
11'10" x 13'8"

Bedroom 2
12'4" x 13'8"

Shed
6'4" x 11'6"

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: Private Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil and Night Storage Heaters
BROADBAND: Not Connected - 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
Property is in need of updating and modernisation throughout.

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/11/26/OK






















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DIRECTIONS:

From Cardigan, take the A487 towards Aberaeron, passing through Tremain. At the roundabout, take the first exit, signposted Aberporth. Continue along this road towards Aberporth, then at the next roundabout take the first exit, again signposted Aberporth. Follow the road around the bend and take the first turning on the left. Continue along this road before turning left just before the bus stop. Follow this road for approximately 0.6 miles until reaching two houses situated opposite one another on either side of the road. Preseli is the property on the left-hand side, identified by our For Sale board. For precise location use: What3Words:///vans.pockets.drift









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 Helen on 01239 562 500 or 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.

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