



CARDIGAN  
BAY  
PROPERTIES

EST 2021

17, Anwylfan, Cardigan, SA43 2EL

Offers over £190,000



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# 17, Anwylfan, Aberporth, SA43 2EL

Offers over £190,000

- Semi-Detached two-bedroom bungalow
- Single-storey accommodation
- Sunroom overlooking the rear garden
- Enclosed rear patio garden
- Close to Cardigan Bay coastline and beaches
- Located in the coastal village of Aberporth
- Accessible shower room
- Front and rear gardens
- Scope for updating and modernisation
- EPC Rating : D

## About The Property

Looking for a bungalow in a popular coastal village with manageable accommodation, a level layout and scope to modernise over time? This two-bedroom property in Aberporth offers a practical footprint, enclosed gardens and a handy location close to the Cardigan Bay coastline in West Wales.

Set within a residential area of Aberporth, this detached bungalow provides comfortable single-storey accommodation with plenty of potential for updating and personalising. The layout is straightforward and functional, making it well suited to those looking to downsize, retire near the coast, or purchase a property with scope to improve at a steady pace.

The property is entered through a covered porch which opens into the central hallway. From here, doors lead to all the main rooms, creating an easy-flowing layout throughout the home. The living room sits to the front of the bungalow and is a good-sized space with a fitted gas fire and broad window overlooking the front garden. There is plenty of room for both seating and dining furniture if desired, and the room has a bright feel thanks to the natural light coming in from the front aspect.

The kitchen sits to the rear and is fitted with a range of wall and base units with worktops over. There is space for appliances and useful worktop space, with a window overlooking the rear garden. While dated in style, it offers a practical setup as it stands and could easily be reconfigured or modernised to create a more contemporary kitchen space. A door from the kitchen leads directly into the sunroom.

The sunroom stretches along the rear of the bungalow and provides an additional sitting area, hobby space or dining spot looking out over the garden. With glazing along one side and a door leading outside, it connects the indoor and outdoor spaces nicely and adds another useful reception area to the property.



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There are two bedrooms, both positioned off the hallway. The main bedroom is a comfortable double room with built-in storage and a front-facing window, while the second bedroom would work well as a guest room, dressing room or home office depending on requirements.

The shower room has been adapted with accessibility in mind and includes a walk-in electric shower, WC and wash basin. The bungalow's single-level layout and accessible shower room may appeal to buyers looking for easier day-to-day living.

Externally, the property benefits from

gardens to both the front and rear. The front garden is mainly lawned with established shrubs and flower borders adding colour and privacy from the road. The rear garden is enclosed and paved for ease of maintenance, with raised borders and enough space for outdoor seating or container planting. Handrails are already in place, further adding to the practicality of the outside space.

The property appears well cared for over the years, although most buyers are likely to want to update décor and fittings to suit modern tastes. That said, the bungalow offers solid potential in a location where demand for coastal properties remains consistently strong.

Aberporth itself remains one of the most popular coastal villages along the Cardigan Bay coastline, known for its sandy beaches, village amenities and relaxed seaside feel. The village offers cafés, pubs, a convenience store and easy access to the Ceredigion Coast Path, while nearby Cardigan provides a wider range of shops, supermarkets and services. The wider West Wales coastline, with beaches including Tresaith, Penbryn and Llangrannog, is all within easy reach.

#### 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.

#### Porch

4'1" x 4'6"

#### Hallway

4'4" x 11'9" (max)

#### Living Room

11'7" x 11'9"

#### Kitchen

16'5" x 7'7"

#### Sun Room

12'7" x 5'0"

#### Bedroom 1

9'10" x 11'10"

#### Bedroom 2

10'9" x 7'4"

#### Shower Room

7'2" x 4'10".

#### IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT

THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: B- Ceredigion County Council

TENURE: FREEHOLD / LEASEHOLD (add in lease costings etc) / COMMONHOLD / SHARED OWNERSHIP (need price and amount of shares being sold) / OTHER NON-TRADITIONAL TENURE (licences required and price).

PARKING: Off-Road Parking/ Garage Parking / On-Street Parking / Permit Parking payable by the new owners / No Parking

PROPERTY CONSTRUCTION: Traditional Build / Timber Framed / Non-Standard construction/Pre-Fab / Timber Framed Windows / Asbestos / Thatched Roof.

SEWERAGE: Private Drainage / Mains Drainage

ELECTRICITY SUPPLY: Mains / Solar Electricity / Wind Turbine

WATER SUPPLY: Mains / Private water (borehole / well / spring fed which is filtered by UV filters (list details))

HEATING: Oil / Gas (LPG or Mains) boiler servicing the hot water and central heating / Electric Heating with immersion heater for hot water / None / Communal / Solid Fuel (describe what it does)

BROADBAND: Connected / Not Connected - TYPE - Superfast / Standard \*\*\*add in speeds eg - up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: No Signal / Poor Signal / Good outdoor, variable in-home/ Signal Available , please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to [https://](https://checker.ofcom.org.uk/)





checker . ofcom . org . uk)

**BUILDING SAFETY** - The seller has advised that there are no issues that they are aware of. / details...(Eg any unsafe cladding, asbestos etc)

**RESTRICTIONS:** The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)

**RIGHTS & EASEMENTS:** The seller has advised that there are none that they are aware of. / details...

**FLOOD RISK:** Rivers/Sea - High / Medium / Low / N/A - Surface Water: High / Medium / Low / N/A

**COASTAL EROSION RISK:** None in this location - OR High / Medium / Low

**PLANNING PERMISSIONS:** The seller has advised that there are no applications in the immediate area that they are aware of. / details...

**ACCESSIBILITY/ADAPTATIONS:** The seller has advised that there are no special Accessibility/Adaptations on this property. / details...

**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 -

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. **\*\*ADD ANYTHING RELEVANT HERE\*\***

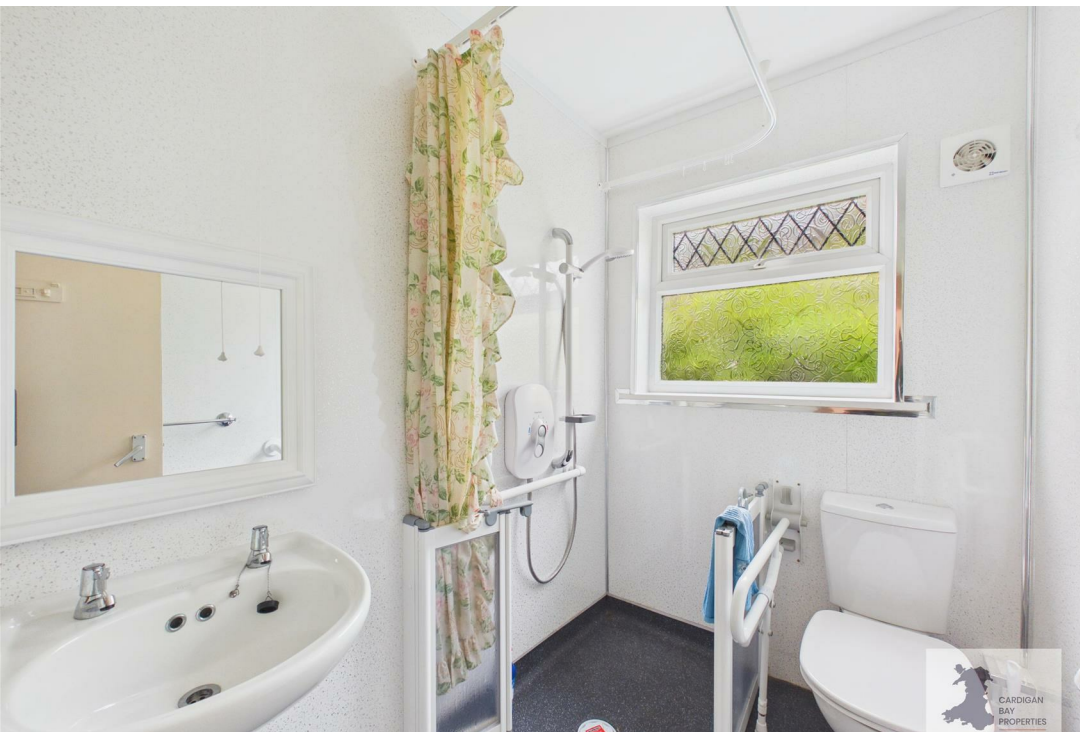
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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.

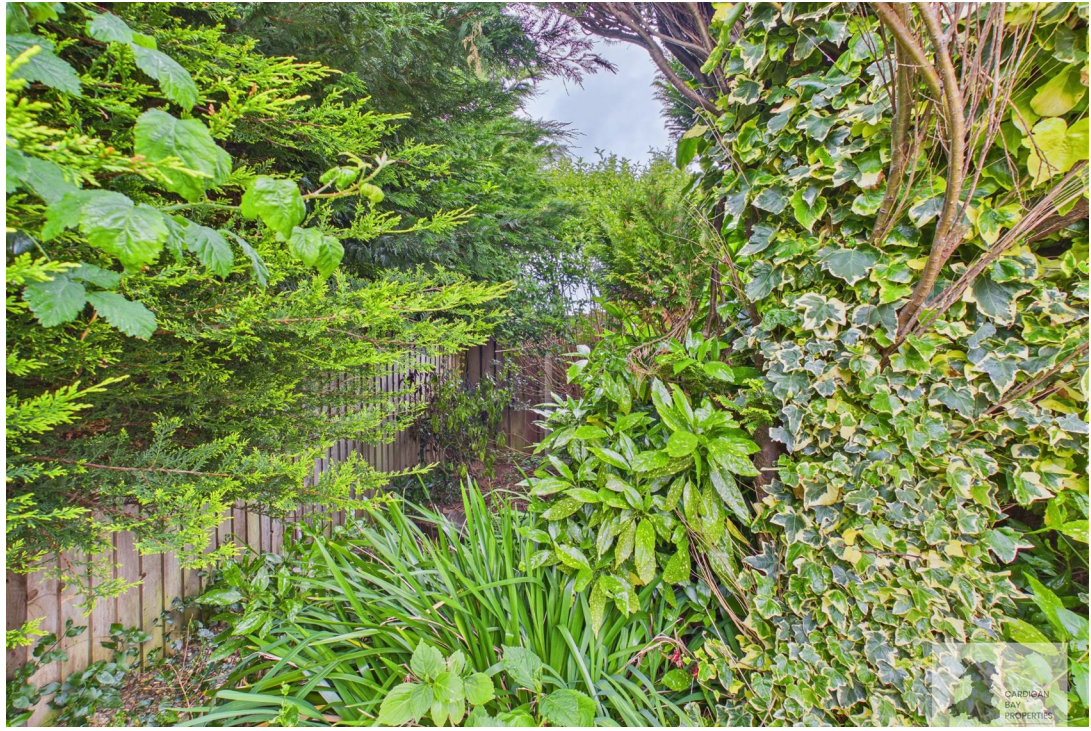
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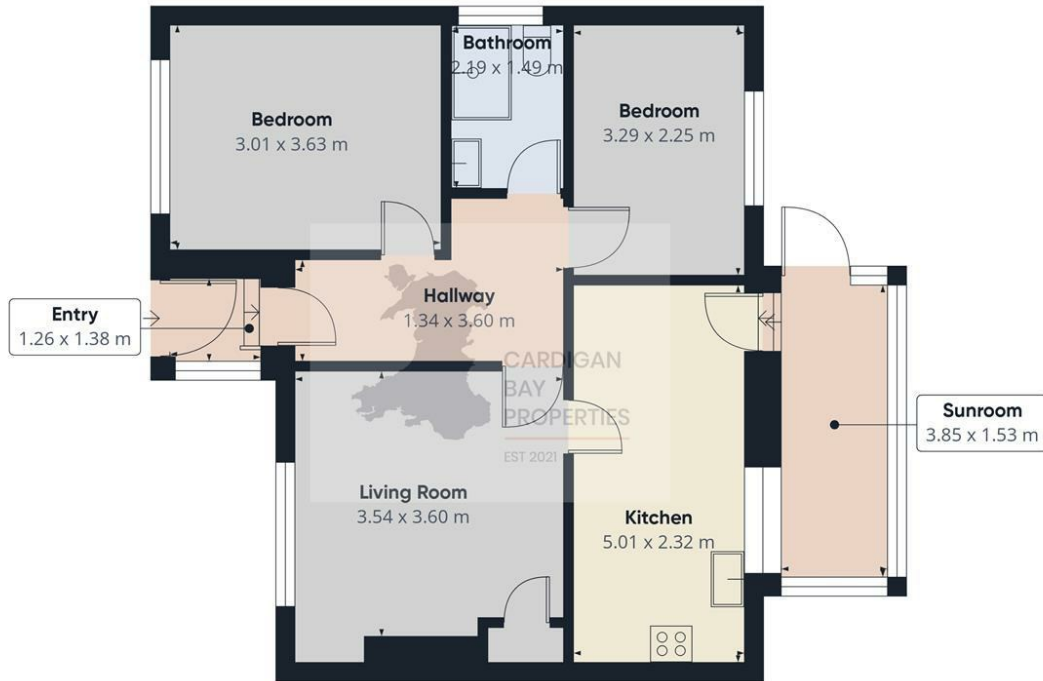


**DIRECTIONS:**

From Cardigan drive northwards along the A487 until you reach the village of Gogerddan (just before Tanygroes). Turn left on the crossroads for Aberporth heading along the B4333. As you enter the village of Aberporth go past the left turning for Dyffryn Terrace then take your next left into Anwylfan (opposite Tresaith Road).

Follow the road all the way to the end, and you will see this property on the right hand side, second from the end, denoted by our for sale board.





Approximate total area<sup>0</sup>  
61.3 m<sup>2</sup>

(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.

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### 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>78</b>
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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