



 **CARDIGAN BAY PROPERTIES**
EST 2021

32, Dol Y Dintir, Cardigan, SA43 1NU
Offers in the region of £265,000

 **2**  **1**  **1**  **C**



32, Dol Y Dintir, SA43 1NU

- Semi-detached bungalow in a sought-after cul-de-sac
- Close to shops, services and local amenities
- Lounge with feature fireplace and electric fire
- Off-road parking for around three vehicles
- Easy access to Cardigan Bay and the wider West Wales coastline
- Popular market town of Cardigan
- Two well-proportioned bedrooms
- Kitchen/diner with integrated appliances
- Fully enclosed rear garden with patio and shed
- Energy Rating: C

About The Property

Looking for a well-positioned semi-detached bungalow in a sought-after Cardigan cul-de-sac, close to town amenities and everyday conveniences with no onward chain? This two-bedroom home offers off-road parking, a kitchen/diner with French doors to the garden, and easy single-level living near the coastline of Cardigan Bay in West Wales.

Set within a sought-after cul-de-sac in the popular market town of Cardigan, this well-presented semi-detached bungalow offers comfortable, easy-to-manage accommodation all on one level, with the added benefit of off-road parking and a fully enclosed rear garden. Its position close to everyday town amenities makes it a practical choice, while the layout and outdoor space give it broad appeal.

The front door opens into a central hallway, which provides access to all rooms and includes a useful airing cupboard housing the mains gas-fired combi boiler. This simple, straightforward layout works particularly well for bungalow living and keeps the space feeling well organised.

To the front of the property is the lounge, a bright and welcoming room with a feature fireplace and electric fire in situ, offering a comfortable focal point and plenty of scope to personalise. The kitchen/diner sits to the rear and is fitted with matching wall and base units, along with an integral dishwasher, fridge freezer and washing machine. There is space for dining, making it a sociable, functional room, and French doors open directly out to the rear garden, linking indoor and outdoor space nicely.

There are two bedrooms, both well proportioned for a property of this type. The front bedroom would suit use as a generous single or small double, while the rear bedroom is a good-sized double overlooking the garden. The bathroom is fitted with a toilet, wash hand basin and a level double shower, offering a practical, accessible layout.

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Externally:

Outside, the front garden is designed for ease of maintenance, laid mainly to gravel with established shrubs and a path leading to the front door. A block-paved driveway to the side provides off-road parking for around three vehicles and leads through a gated access into the rear garden. The rear garden is fully enclosed and mostly lawned, with patio areas and pathways running along the back of the bungalow. Mature borders soften the space, with roses planted along the rear fence, and there is a useful timber garden shed for storage.

Overall, this is a well-located bungalow that combines practical accommodation, manageable outdoor space and a convenient town setting – ideal for those seeking single-storey living in one of West Wales’ most popular market towns. Early viewing is recommended to appreciate the position and layout on offer.

INFORMATION ABOUT THE AREA:

Cardigan itself offers a wide range of independent shops, cafés, schools and leisure facilities, while the nearby coastline of Cardigan Bay provides easy access to beaches and coastal

walks. The wider area of West Wales is well known for its scenery and relaxed pace of life, making this an appealing base for a range of buyers.

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
15'6" x 4'1" max (I shaped)

Lounge
16'11" x 11'9"

Kitchen/Diner
13'11" x 15'5"

Bedroom 1
8'5" x 9'10"

Bedroom 2
11'11" x 10'9"

Bathroom
6'10" x 6'6"

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
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (Mains) boiler servicing the hot water and central heating

BROADBAND: Available in area but not currently connected - TYPE - Superfast / Standard available in area - up to 69 Mbps Download, up to 15 Mbps upload available - 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>)

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

RESTRICTIONS: The seller has advised that you cant run a business from the property.

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>.

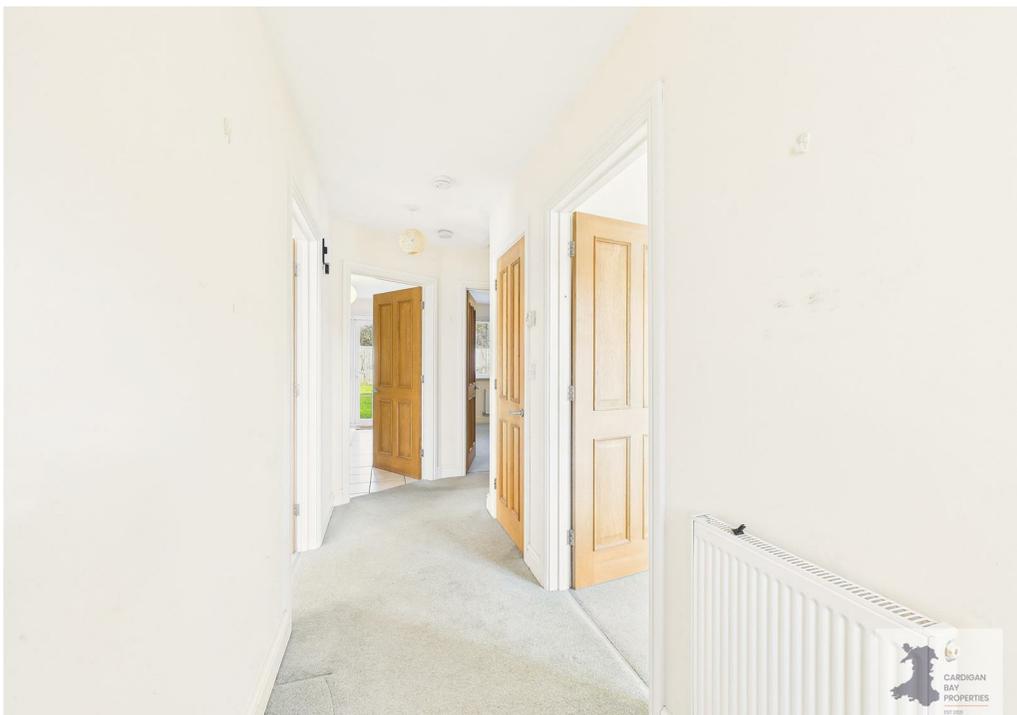
BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called Second-Home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator 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. Located on a Cul-de-sac. Normal cul-de-sac covenants apply, eg, can't run a business from the property, can't make a mess or be a nuisance to neighbours etc. "Notice must be given to the management company together with the appropriate fee, the buyer then becomes a member of the management company. There is a fixed rent charge of £20. And a separate sum of the variable rent charge, which is 1/38 of the management company's expenditure and outgoings which applies to the maintenance of the green within the the cul-de-sac. These are yearly charges". Ceredigion County Council have confirmed that the whole of Dol Y Dintir at present is a private road with a Section 38 Agreement in place, along with Part 1 and Part 2 Certificates,

with the intention that the road will be adopted in the future. The owners believe its a block ad brick built house, but it could be a modern timber framed built property.

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/01/26/OK













DIRECTIONS:

From Cardigan high street head northwards up towards Tesco travelling up North Road and Aberystwyth Road, just before Tesco turn left onto Heol Helyg. Follow the road around to the right and onto Heol Derw. Stay on Heol Derw, following the road around to the left at the top and then into Dol Y Dintir. Take the first right and follow all the way to the end, the property is second from last on the right hand side. What3Words: ///rats.blush.inefficient)





Approximate total area⁰¹
70.5 m²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	80	
(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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