

CARDIGAN
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PROPERTIES
EST 2021

Crud-Yr-Awel, Tanygroes, Cardigan, SA43 2HR

Offers in the region of £340,000

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- Detached Three-Bedroom Bungalow
- Generous Lounge & Kitchen/Diner
- Attached Garage With Internal Access
- Manageable Front & Rear Gardens
- Convenient For Cardigan & The Cardigan Bay Coast
- Far-Reaching Sea & Countryside Views
- Shower Room Plus Separate WC
- Driveway Providing Ample Off-road Parking
- Solar PV Panels & Air Source Heat Pump Heating
- EPC: B



About The Property

Looking for a detached three-bedroom bungalow with sea and countryside views, good living space and manageable gardens? Crud-Yr-Awel offers single-storey living with a generous kitchen/diner, attached garage, off-road parking and open countryside immediately behind, all within easy reach of Cardigan and the Cardigan Bay coast. The property is also conveniently positioned on the T5 bus route, providing public transport connections between Haverfordwest, Cardigan and Aberystwyth.

Crud-Yr-Awel is a detached three-bedroom bungalow situated in Tanygroes, a well-positioned village in West Wales. Offering all of its main accommodation on one level, the property has a practical layout with good-sized living accommodation, an attached garage, driveway parking and gardens to both the front and rear.

The bungalow offers comfortable accommodation as it stands, while some areas would benefit from some updating and redecoration, giving the next owners the opportunity to make their own mark over time. Solar PV panels and air source heat pump heating are already in place, while the position of the property provides a pleasing balance between being part of an established residential area and having open countryside immediately behind the rear garden.

Approached from the front, the bungalow sits behind a lawned garden bordered by mature hedging and planting. A driveway provides comfortable off-road parking for approximately two cars and leads to the attached garage.

The front door opens into a hallway which connects the bedrooms and main living areas. The lounge is a good-sized room with broad windows bringing in plenty of natural light and making the most of the far-reaching outlook towards the sea and surrounding countryside. A stone-faced fireplace provides a focal point, while there is ample room for a range of seating and furniture.

Details Continued:
The kitchen/diner is another generously proportioned space and works well as the everyday hub of the home. There is a range of fitted wall and base units with work surfaces, a sink positioned beneath the window, a freestanding cooker and space for a dishwasher. The dining area has room for a table and chairs, making this a practical space for everyday meals as well as having family or friends around.

Leading from the kitchen/diner is a secondary hallway with access to a separate WC and the attached garage. The garage provides useful additional storage and utility space alongside its more traditional use, with laundry appliances and some of the property's heating and energy equipment currently housed here. Internal access between the house and garage is another practical feature, particularly during the winter months.

There are three bedrooms positioned together on the opposite side of the bungalow. Bedrooms one and two are both comfortable double rooms, while the third is a smaller bedroom which could also suit use as a home office, hobby room or occasional guest room if preferred.

Serving the bedrooms is a shower room fitted with a shower enclosure, wash hand basin and WC. The additional separate WC close to the kitchen is a useful extra, particularly when there are visitors.

Externally:
Outside, the property has gardens to both the front and rear. To the front, the elevated outlook takes in the surrounding countryside and extends towards the sea in the distance, adding another dimension to the

setting. To the rear, open agricultural land immediately beyond the garden boundary gives this side of the property a distinctly rural feel.

Beyond this, the garden has been arranged with gravelled areas and raised planting beds, creating an outside space that is relatively straightforward to maintain. There is scope to add further planting or landscaping over time for anyone keen to put their own stamp on the garden.

One of the particularly appealing aspects of the rear garden is the open agricultural land immediately beyond the boundary, giving this side of the property a more rural outlook.

A detached timber garden shed provides useful storage for gardening equipment, tools and outdoor furniture.

Solar PV panels are fitted to the bungalow and heating is provided by an air source heat pump. The property has mains water, electricity and private septic tank drainage.

INFORMATION ABOUT THE AREA:
Tanygroes is conveniently positioned for both the countryside and coastline of West Wales. Cardigan is within easy driving distance and provides a broad range of everyday facilities, including supermarkets, independent shops, schools, cafés, restaurants and leisure facilities, while Newcastle Emlyn is also accessible for further amenities.

The location is particularly handy for exploring the Cardigan Bay coastline, with Aberporth, Tresaith, Penbryn and Llangrannog among the coastal villages and beaches within the wider area. The Ceredigion Coast Path also provides miles of walking along this attractive stretch of the West Wales coast.

For those wanting to be outside the busier town centre while retaining straightforward access to Cardigan, the coast and surrounding countryside, Tanygroes makes a practical base. Crud-Yr-Awel adds the advantages of single-storey accommodation, its own driveway and garage, manageable gardens and open countryside directly behind the property.

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.

Lounge
12'7" x 17'1"

Kitchen/Diner
10'6" x 16'4"

WC
3'2" x 5'11"

Rear Hall
3'2" x 5'9"

Shower Room
7'4" x 5'10"

Hallway
3'0" x 15'7"

Bedroom 1
10'8" x 12'4"

Bedroom 2
12'5" x 9'1"

Bedroom 3
7'4" x 9'3"

Garage
17'10" x 9'7"

Shed
9'11" x 7'9"

IMPORTANT MATERIAL 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 / Solar Electricity
WATER SUPPLY: Mains
HEATING: Air Source Heating servicing the hot water and central heating
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: Good outdoor, variable in-home , 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 the title states the following : Rights and easements reserved to the Vendor 1. The right to the use for the passage of water and electricity of the water pipes and main service lines of electricity laid over through or under the said plot of land hereby conveyed with the right to enter upon the said property for the purposes only of inspecting repairing renewing and replacing such pipes and lines but for no other purposes whatsoever doing in the exercise of such rights as little damage as may be and in any case making good all damage done 2. A right of way at all times and for all purposes for the Vendor and his successors in title or his or their nominees or tenants and all persons authorised by him or them in common with the Purchaser and all others having the like right and with or without horses carts carriages or motor or other vehicles laden or unladen for all purposes connected with the use and enjoyment of the adjoining land on the Building Estate over and along the piece of land edged green on the Plan"
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
*The owner has informed us that the driveway from the road to this property is a privately owned road and all properties accessed have shared financial responsibility for upkeep and maintenance

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.

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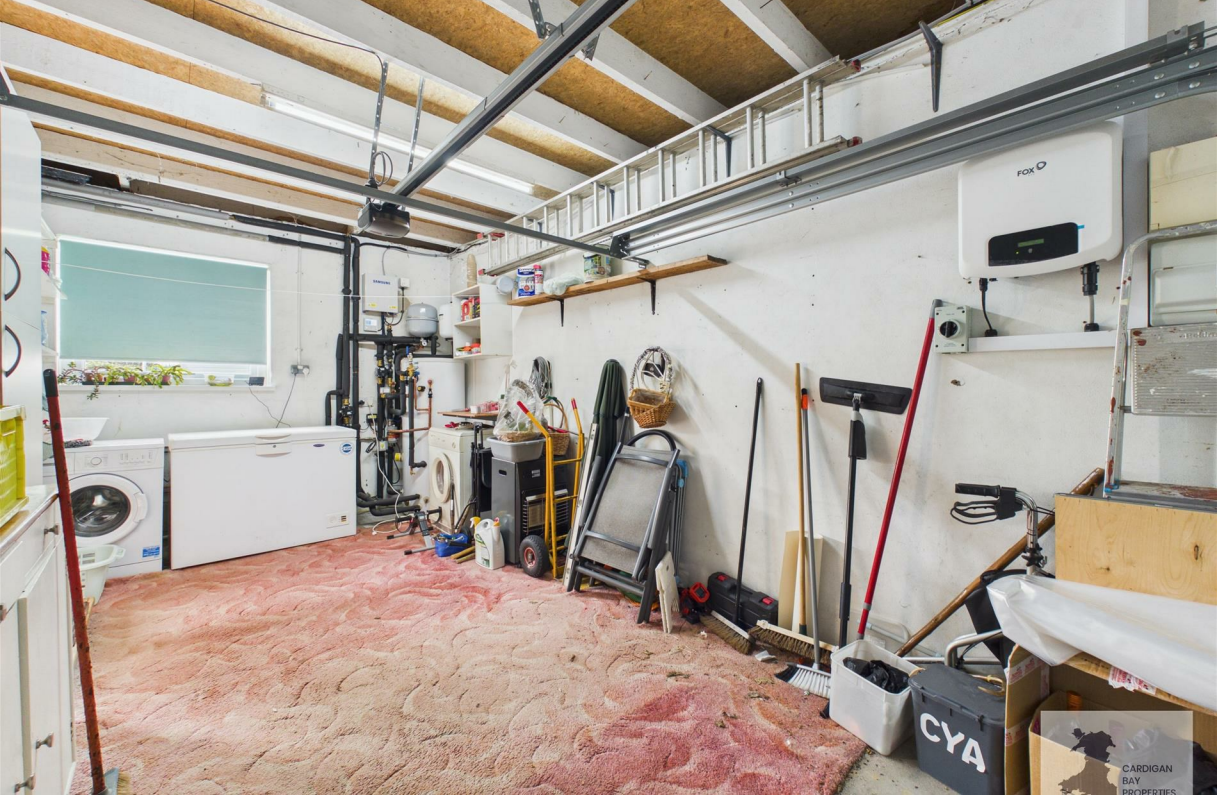

DIRECTIONS:

What3Words: ///labs.yield.alpha From Cardigan, take the A487 towards Aberporth/Aberaeron and continue along this road, passing the Welsh Wind Distillery. Turn left immediately afterwards onto the B4333, signposted Aberporth. Follow the B4333 for approximately half a mile along, where Crud-Yr-Awel can be found on the left-hand side. The property is the first in a row of four bungalows, set behind a grassed area at the front.







Approximate total area(1)

110.2 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	81	85
(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 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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