



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Plot 2, Maesydderwen, Cardigan, SA43 1PE

Offers in the region of £350,000





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# Plot 2, Maesydderwen, SA43 1PE

- Brand-new three-bedroom detached home
- Spacious kitchen/diner with orangery-style roof light
- Separate utility room and ground-floor WC
- Block-paved parking for two cars & Attached single garage
- Please Note: 360 Virtual Tour relates to Plot 3 next door – see notes in viewing section
- Popular Maes-y-Dderwen development
- Principal bedroom with en-suite shower room
- Air source heating
- Enclosed rear garden with patio and raised lawn
- Energy Rating: TBC – New Build Property

## About The Property

Looking for a brand-new detached home in Cardigan, with a spacious kitchen/diner, three bedrooms, garage and enclosed garden? Plot 2 at the sought-after Maes-y-Dderwen development offers well-planned modern accommodation with an orangery-style roof light, air source heating, off-road parking and a convenient position for Cardigan town and the beautiful Cardigan Bay coastline.

Set within the popular Maes-y-Dderwen development in Cardigan, this brand-new three-bedroom detached home offers a practical, well-proportioned layout, an attached garage and an enclosed rear garden, all within easy reach of the town's shops, schools and everyday amenities.

Currently in the final stages of construction, the property will be completed ready for sale completion, with a modern kitchen, bathroom and en-suite fitted as part of the finish. Air source heating adds to its modern specification, while the block-paved driveway provides off-road parking for two vehicles in addition to the attached single garage.

The front door opens into a generous entrance hallway, which provides access to the main ground-floor rooms and has stairs rising to the first floor.

To the front is the separate lounge. Its proportions allow plenty of flexibility for different furniture arrangements, making this a comfortable main living room away from the more open-plan space at the rear.

The real focus of the ground floor is the kitchen/dining room, extending across the rear of the house. A modern fitted kitchen will be installed before completion, with plenty of room remaining for a dining table and additional seating if required.

One of the standout features of this particular plot is the orangery-style glazed roof light over the kitchen/dining area. Combined with the glazed doors and windows overlooking the garden, this creates a bright connection between the house and outside space and gives this room an attractive architectural feature of its own.

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### Details Continued:

A separate utility room sits alongside the kitchen, providing useful additional household space and helping to keep laundry appliances away from the main kitchen. A ground-floor WC completes the accommodation on this level.

The attached single garage measures approximately 5.97m x 3.00m and is accessed externally from the driveway, providing secure parking or useful storage for bikes, outdoor equipment and general household items.

Upstairs, the landing leads to three bedrooms and the family bathroom.

Bedroom one is a well-proportioned double bedroom, and benefits from its own en-suite shower room. This creates a useful degree of separation from the family

bathroom and is a feature that works particularly well for a modern family home.

The second bedroom is another good-sized room, while bedroom three provides the flexibility to work as a child's bedroom, guest room, nursery or home office depending on requirements.

A modern family bathroom serves bedrooms two and three and, along with the en-suite and kitchen, will be fitted and finished as part of the completion of the property.

### Outside:

The house has a smart modern exterior, with rendered elevations complemented by brick detailing, while a block-paved driveway to the front provides off-road parking for two cars and access to the attached garage.

To the rear is an enclosed garden designed to provide a manageable outside space with scope to add planting and personal touches over time. A patio immediately behind the house creates a natural spot for outdoor seating and dining, particularly convenient alongside the kitchen/dining room.

Beyond the patio, the garden rises to a raised lawn area at the rear. The combination of patio and lawn provides a practical balance for everyday use without creating an overly demanding garden to maintain.

For a new-build property, the overall arrangement works particularly well: there is parking, garaging, a private rear garden, three bedrooms and a generous kitchen/dining space, while still being within Cardigan itself rather than in a more isolated rural location.

With its combination of a brand-new finish, three-bedroom layout, en-suite principal bedroom, generous kitchen/diner, garage, parking and enclosed garden, Plot 2 offers a well-balanced home in an established and sought-after Cardigan development.

Viewing is recommended to appreciate the layout, the orangery-style kitchen roof light and the progress being made towards completion.

Virtual Tour Note: The supplied 360° tour is of neighbouring Plot 3 and should be used as a guide to the accommodation only. Plot 2 has a mirror-image layout, and the kitchen/dining room differs from Plot 3, with an orangery-style glazed roof light rather than a vaulted ceiling.

#### INFORMATION ABOUT THE AREA:

Maes-y-Dderwen is a popular residential development within Cardigan, placing the property conveniently for the town centre and the wide range of services available locally.

Cardigan is an historic market town on the River Teifi

and one of the principal towns of this part of West Wales. It offers a good selection of independent shops, cafés and places to eat alongside supermarkets, schools, healthcare facilities and leisure amenities. Cardigan Castle and the riverside form an attractive part of the town, while the surrounding countryside and coast are never far away.

The location also works well for exploring the wider area. The neighbouring village of St Dogmaels sits across the River Teifi and provides access towards Poppit Sands and the Pembrokeshire coast, while the villages of Llechryd and Cilgerran lie inland along the Teifi Valley.

For days by the sea, the beaches and coastal communities around Mwnt, Aberporth and Tresaith are within easy reach, opening up miles of coastline, beaches and walking routes around Cardigan Bay. Cardigan's position close to the Ceredigion and Pembrokeshire border also makes it a useful base for reaching further into both counties.

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  
21'2" x 66'7" max

Lounge  
11'7" x 15'7"

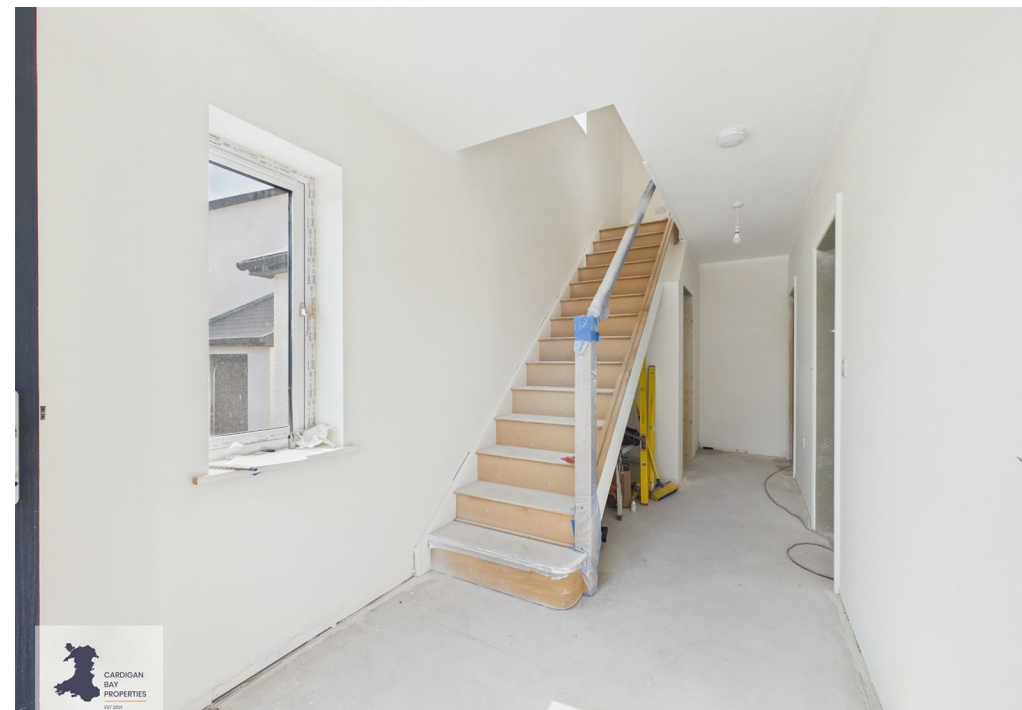
Kitchen/Diner  
22'0" x 11'2"

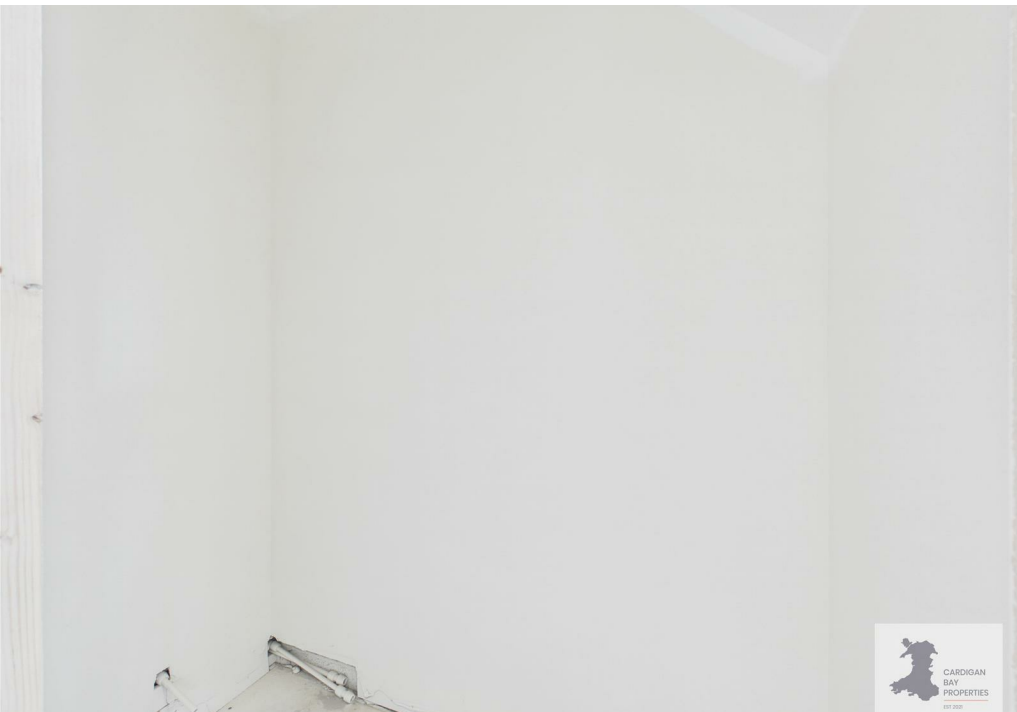
Utility Room  
6'3" x 6'7"

WC  
5'10" x 2'11"

Garage  
19'7" x 9'10"

Landing  
11'11" x 7'0"





Bedroom 1

11'7" x 12'2"

En-Suite

4'7" x 8'0"

Bedroom 2

10'7" x 10'10"

Bedroom 3

8'3" x 7'0"

Bathroom

6'11" x 7'1"

IMPORTANT ESSENTIAL INFORMATION:

WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: TBC - New Build - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking/ Garage Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & 3.5kw of PV panels on the roof

WATER SUPPLY: Mains

HEATING: Air Source Heating servicing the hot water and central heating

BROADBAND: Not connected but up to 1800mbps available in area\*\*\* FTTP, . - 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 no issues that they are aware of.

RESTRICTIONS: The seller has advised that usual estate covenants apply, such as; not to run a business or trade from the property, nor to use or permit the Property to be used for any purpose other than that of

a private residential estate. Not to obstruct the roads on the estate. Not to cause annoyance or nuisance to neighbours.

RIGHTS & EASEMENTS: The seller has advised that the developer has rights to maintain pipework etc and they will make good any work done.

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 three plots left on this development, there are two houses immediately next door from this house (down towards the main road) currently under construction, and one last plot on the entrance into the estate yet to begin construction.

ACCESSIBILITY/ADAPTATIONS: The seller has advised that the property benefits from low thresholds on the front door.

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. We are advised the property will be completed by the end of May 2026 with an NHBC certificate in place. There is a house being built to the right hand side of this property as you look at it from the road, photo of this is on the details.

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

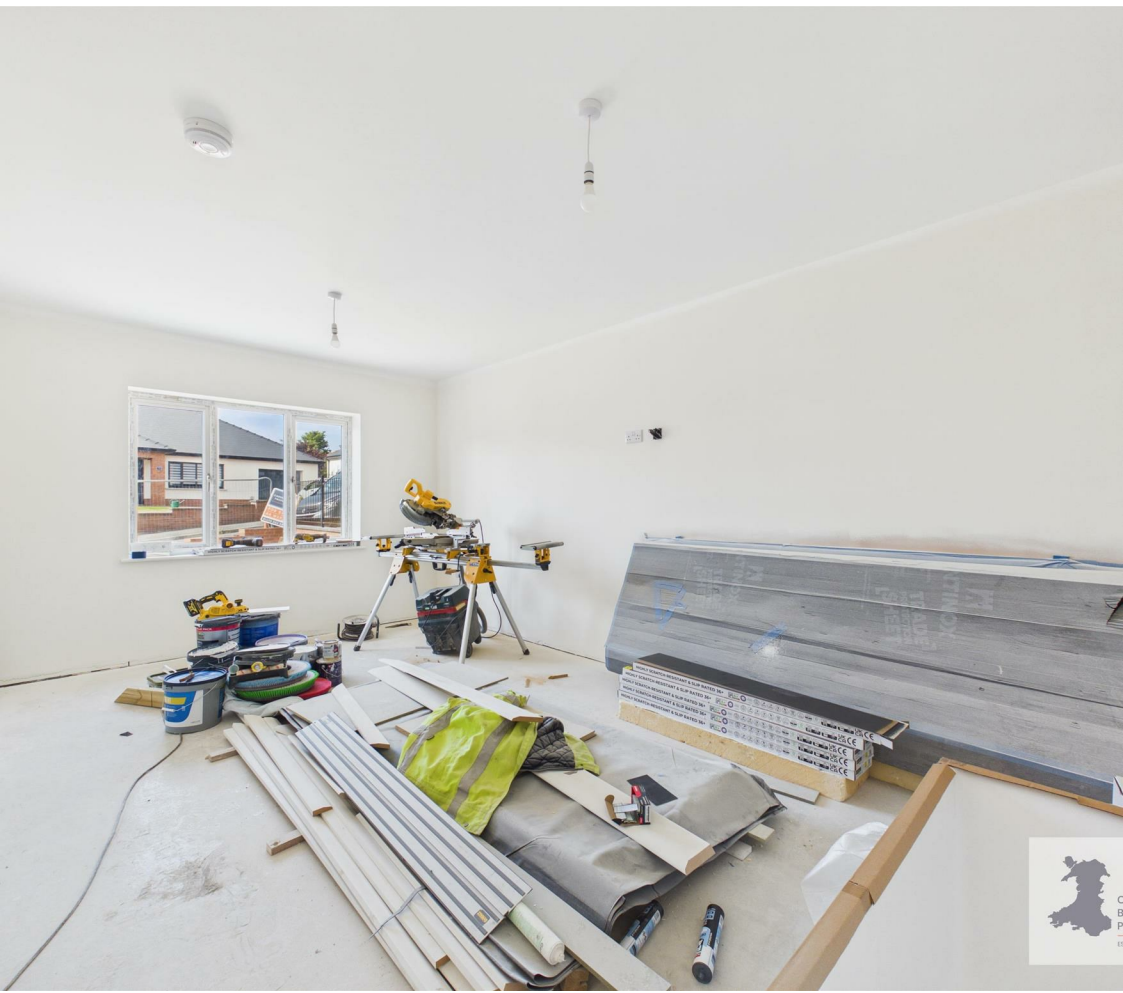
any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

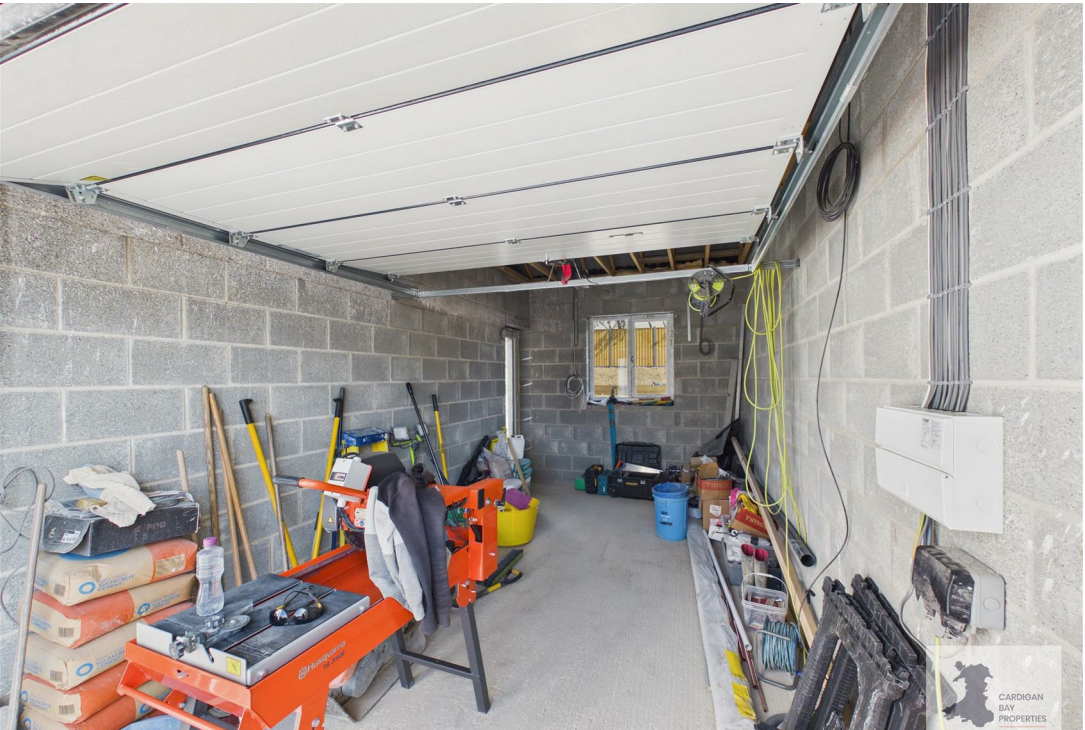
**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC** - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

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.

HW/HW/09/26/OK









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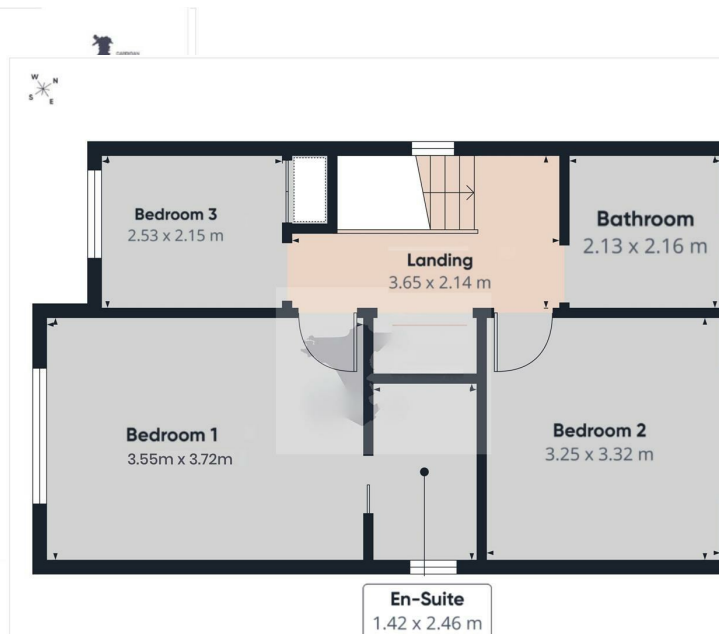
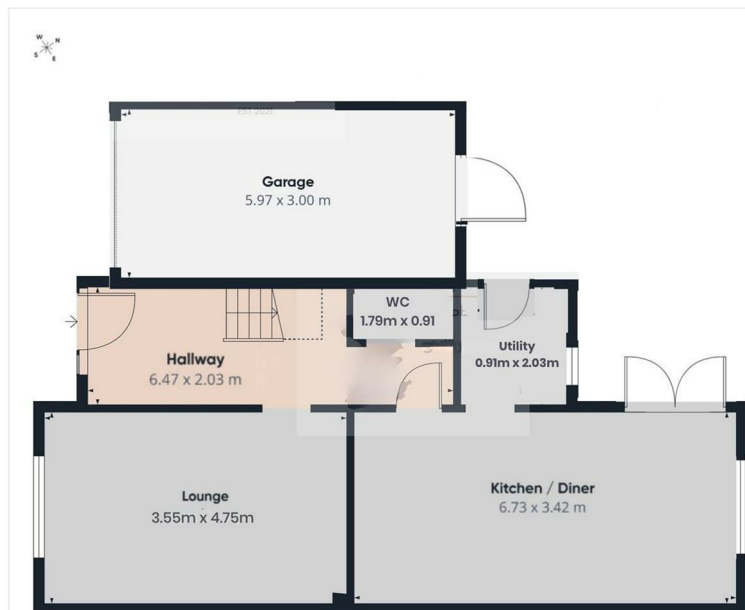




### DIRECTIONS:

What3Words - [///meanwhile.dishing.until](#) From Cardigan head up the highstreet and turn left down towards Theater Mwldan. Carry on past the Theatre and follow the road as if heading out to Gwbert. Go straight over the first roundabout (passing the Integrated Care Centre on your left) and take the next left into Maesydderwen estate. The property is currently the first on the right hand side as you enter the estate.





### 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>                            |                                                                                                               |           |
| (55-68) <b>D</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 Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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