



CARDIGAN
BAY
PROPERTIES

EST 2021

23, Anwylfan, Cardigan, SA43 2EL

Offers in the region of £205,000





CARDIGAN
BAY
PROPERTIES
EST 2021

23, Anwylfan, Aberporth, SA43 2EL

- Two-bedroom semi-detached bungalow
- Walking distance to village amenities and bus stop
- Spacious lounge with feature fireplace
- Kitchen with potential for additional wall units
- On-street parking to front
- Popular coastal village location in Aberporth
- Well-presented throughout
- Modern shower room
- Enclosed rear garden with gated side access
- Energy Rating:

About The Property

Looking for a well-presented bungalow within walking distance of amenities in one of West Wales' most popular coastal villages?

This attractive two-bedroom semi-detached bungalow enjoys a convenient position in Aberporth, with front and rear gardens, a surprisingly private enclosed rear garden, and easy access to the village, bus routes, beaches and the stunning Cardigan Bay coastline.

Situated within the sought-after seaside village of Aberporth, this well-maintained semi-detached bungalow offers comfortable single-storey living in a convenient location close to local amenities, public transport links and the beautiful beaches of Cardigan Bay.

Approached via a front garden with established planting, shrubs and pathways, the property enjoys an attractive kerb appeal. Steps lead up from the pavement to the front entrance, where a welcoming hallway provides access to all principal rooms.

The lounge is a bright and comfortable space positioned to the front of the property. A generous window allows plenty of natural light into the room and offers pleasant views across the surrounding neighbourhood. A feature fireplace creates a focal point, while the neutral décor provides a blank canvas ready for personal touches.

The kitchen sits to the rear of the bungalow and enjoys direct access to the garden. Fitted with a range of base units and worktops, there is space for an electric cooker and excellent wall space available for the addition of further wall-mounted cupboards if desired, allowing buyers the opportunity to increase storage capacity to suit their needs. The rear-facing window and glazed door provide a pleasant outlook over the garden.

There are two bedrooms, both of which are well-proportioned. The principal bedroom is positioned to the front of the property and benefits from a generous window creating a light and airy feel. The second bedroom overlooks the rear garden and would work equally well as a guest room, home office or hobby room.

Offers in the region of £205,000



Details Continued:

The shower room has been updated with modern fittings and comprises a corner shower enclosure, wash hand basin with storage below and WC, all finished in neutral tones.

Electric heating serves the property throughout, providing straightforward and efficient day-to-day living.

Externally:

Outside, the gardens are a real feature of the property. To the front, established borders and mature planting create an attractive approach. To the rear, the enclosed garden offers a good degree of privacy and has been arranged with gravelled areas, raised beds, pathways and a variety of shrubs and specimen

planting. The stepped design creates different areas to enjoy throughout the seasons and offers plenty of potential for keen gardeners.

A charming small pond attracts local wildlife and is home to newts, adding an interesting natural feature to the garden. Gated side access connects the rear garden to the front of the property, making movement around the plot easy and practical.

On-street parking is available nearby.

Offering manageable accommodation, attractive gardens and a location within easy reach of the beach and village amenities, this is a property that could

appeal to downsizers, first-time buyers, those seeking a coastal base in West Wales, or anyone looking for a low-maintenance home close to the Cardigan Bay coastline.

INFORMATION ABOUT THE AREA:

Aberporth is one of the most popular seaside villages in Ceredigion, known for its two sandy beaches, access to the Ceredigion Coast Path and regular sightings of dolphins in Cardigan Bay. The village provides a good range of everyday amenities including a convenience store, cafés, pubs, takeaway outlets, primary school and community facilities. The market town of Cardigan is approximately six miles away, offering a wider range of shops, supermarkets, schools and leisure facilities, while the surrounding coastline of West Wales provides countless opportunities for walking, watersports and exploring the area's natural beauty.

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
4'4" x 11'0" max

Lounge
11'8" x 11'11"

Kitchen
16'4" x 7'4"

Bedroom 1
9'11" x 11'11"

Bedroom 2
10'9" x 7'4"

Shower room
7'7" x 4'11"

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

PARKING: On-Street Parking only - first come-
first serve basis

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Electric Heating (Economy 10 storage
heaters) with immersion heater for hot water

BROADBAND: Connected - TYPE - Superfast /
Standard - up to 80 Mbps Download, up to 20
Mbps upload - 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
steps lead up to the front door and to the rear
garden.

RESTRICTIONS/COVENANTS: The seller has
advised that This is an ex-local authority
property. Usual Cul-de-sac covenants apply
such as, you cant cause a nuisance to your
neighbours which includes running a business
from your property that would cause a nuisance,
need to keep frontage clean and tidy, usually
you cant keep poultry or pigs at 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.

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>

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/06/26/OK









CARDIGAN
BAY
PROPERTIES
EST 2021



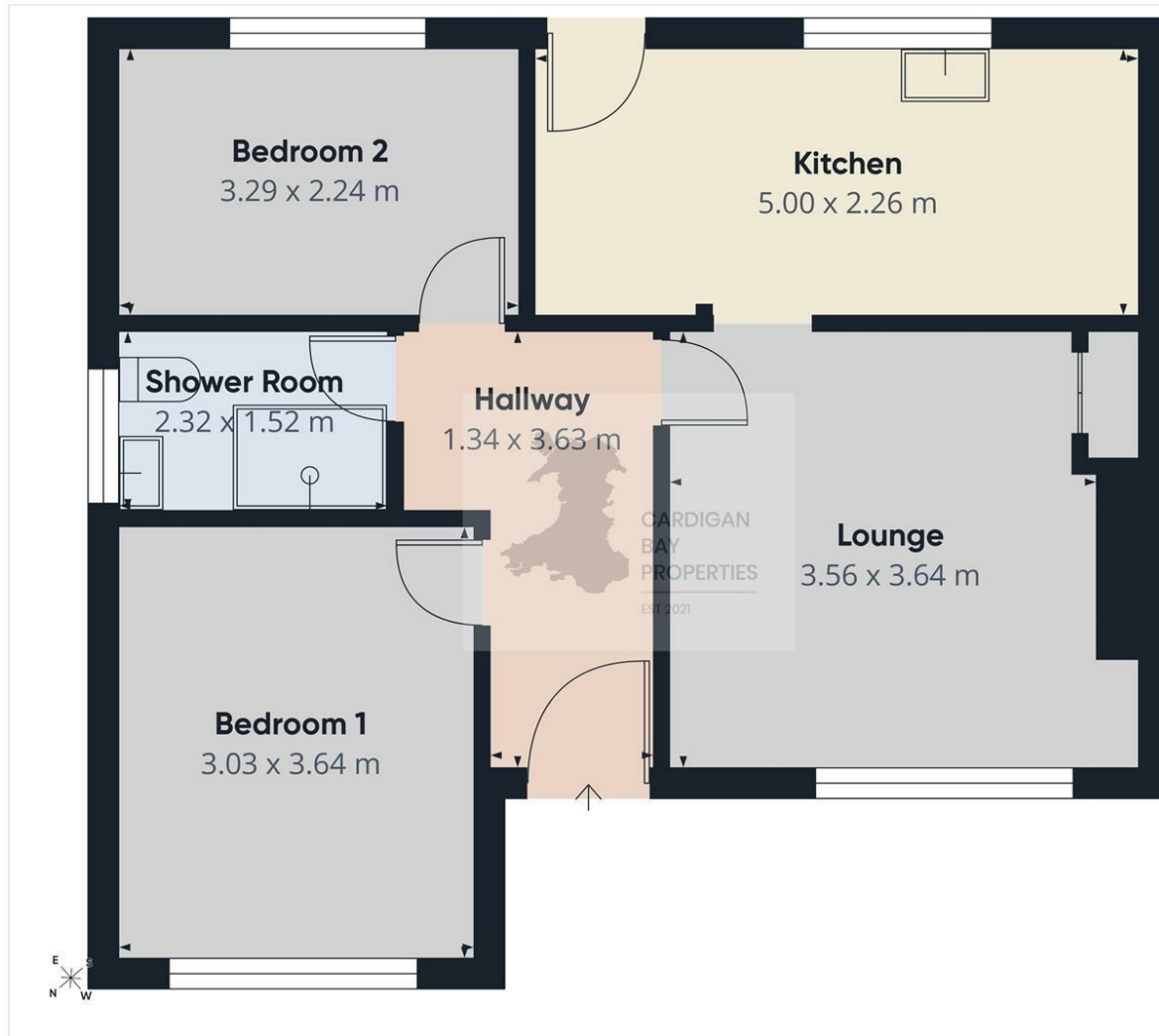


DIRECTIONS:

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 almost to the end, and you will see this property on the left hand side, denoted by our for sale board. What3Words:

///ulterior.name.saved





Approximate total area⁽¹⁾

53 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		
(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.

Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk