

CARDIGAN
BAY
PROPERTIES
EST 2021

6 Pantglas, Bowls Road, Cardigan, SA43 2AR

Offers in the region of £525,000

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cake
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Offers in the region of £525,000

- Impressive detached house on the edge of Blaenporth
- Four generous double bedrooms
- Three bathrooms including en-suite
- Three reception rooms with flexible use including multi-generational living
- Stylish recently fitted kitchen/diner
- Two front entrances and adaptable side extension
- Ample parking for up to five vehicles
- Detached double garage plus single garage
- Countryside outlook with distant sea views
- EPC Rating: C



About The Property

Looking for a substantial detached home with flexible living space, generous parking, excellent garaging and open countryside views, all within easy reach of the coast? This well-presented property on the edge of Blaenporth offers four double bedrooms, three bathrooms, a superb kitchen/diner, multiple reception rooms and a layout that could suit a range of needs in West Wales, with Cardigan Bay beaches close by.

Set at the edge of the rural village of Blaenporth, this impressive detached house offers a great mix of space, practicality and flexibility, with open countryside to the rear and distant sea views adding to its appeal. The setting works particularly well for anyone wanting a village base that still feels connected to the coast, with the beaches and coastal paths of Cardigan Bay within easy reach and all the appeal of West Wales close at hand.

The property makes a strong first impression, approached through wooden gates onto a gravelled driveway with parking for several vehicles, including space for a touring caravan or motorhome if needed. The detached garaging is another real plus, with both a double garage and a separate single garage, each fitted with electric roller doors, giving useful storage, workshop potential or secure parking.

A pillared entrance, with both steps and ramped access, leads to the main front door and into a spacious entrance hall. This is a bright, smart space with tiled flooring, a staircase rising to the first floor and a useful understairs cupboard. From here, doors lead off to the main reception rooms, and there is an immediate sense that the house has been carefully maintained and updated.

The main lounge is a particularly good-sized room, finished in a clean, modern style with plenty of floor space for family seating. A feature fireplace and media centre creates a natural focal point, while patio doors at the rear bring in plenty of light and connect the room directly to the garden.

Details Continued:
Alongside this is a further sitting room which links neatly with the kitchen/diner, creating a layout that feels sociable and versatile. It works well as an everyday sitting area, somewhere to relax with a view over the garden, or as additional family space separate from the main lounge. The patio doors here are a strong feature too, giving another garden access point and helping the rear of the house feel bright and open.

The kitchen/diner is one of the standout rooms in the house. Recently fitted, it has a very smart range of matching wall and base units with oak worktops over, giving it a modern finish with warmth and character. There is space for a freestanding range cooker, available by separate negotiation, along with an extractor over, integrated dishwasher, sink with drainer and plenty of room for a freestanding island if required. The dining area sits naturally within the same space, with patio doors opening out to the rear garden and open views beyond. It is easy to see this being the main day-to-day hub of the house, with ample room for cooking, dining and spending time together.

From the kitchen, a door leads through to the utility room, which continues the same fitted style with matching units, additional sink, space and plumbing for a washing machine, and the recently upgraded oil boiler. This room adds useful practicality, but it also strengthens the flexibility of the overall layout, particularly as it connects to a separate shower room and second hallway.

The ground floor shower room has been recently upgraded and is finished to a smart modern standard, with a double shower, vanity wash hand basin and WC. Beyond this, the second hallway has its own front door, giving independent access to this side of the property. A further reception room sits off this hallway and could serve equally well as a sitting room, home office, hobbies room or occasional fifth bedroom,

depending on requirements. With patio doors opening to the rear garden, it is a bright and very usable room. This part of the house offers obvious flexibility for multi-generational living or a more independent arrangement if ever needed.

On the first floor, the landing is spacious and includes a useful airing cupboard with shelving. Four double bedrooms lead off from here, and the proportions throughout are very good. Each bedroom has stylish built-in wardrobes, which is a real practical advantage and keeps the rooms feeling uncluttered.

The principal bedroom is particularly well arranged, with fitted storage and its own en-suite shower room. This includes a double shower, modern fittings and an attractive stained glass feature window which gives the room a bit of individual character. The remaining bedrooms are all genuine doubles rather than smaller box rooms, making the house well suited to family use. The two rear bedrooms also enjoy distant sea views, which is a lovely extra and a reminder of how close the coast is from here.

The family bathroom has been recently updated as well, matching the rest of the house in style and presentation, and provides a smart main bathroom to serve the first floor.

Externally:
Outside, the rear garden has been thoughtfully arranged to make the most of the outlook. Gated pathways run down both sides of the house, linking the front driveway with the rear garden and also allowing access to the second entrance door. The garden itself combines patio seating areas with a well-kept lawned section, raised beds and planted borders with a good mix of shrubs and flowers. A raised patio creates another seating area that is particularly well placed for outside dining or simply enjoying the open countryside backdrop, with distant sea views off to the side.

Overall, this is a house that offers more than first expected. It has the feel of a substantial family home, but also the kind of flexibility that broadens its appeal, whether for buyers needing work-from-home space, room for extended family, or simply a property with plenty of options for the future. Combined with the excellent parking, very useful garages, modern presentation and easy access to both the coast and surrounding villages, it is a strong all-rounder in a popular part of West Wales.

For anyone looking for a well-presented detached home with space, flexibility and a great position close to Cardigan Bay, this is one well worth arranging a viewing for.

INFORMATION ABOUT THE AREA:
Blaenporth is a small rural village set in the gently rolling countryside of West Wales, just a short drive inland from the Cardigan Bay coastline. The village itself has a strong community feel and is conveniently located between the popular seaside villages of Aberporth and Tresaith, both known for their sandy beaches, coastal walks and access to the Wales Coast Path. The nearby market town of Cardigan, around 10 minutes away, provides a wider range of independent shops, cafés, schools and everyday amenities, making Blaenporth a particularly appealing setting for those looking to enjoy countryside living while remaining close to the coast and the many attractions of Cardigan Bay.

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.

Entrance Hall
16'0" x 9'10"

Lounge
12'5" x 24'2"

Sitting Room
10'9" x 9'10"

Kitchen / Dining Area
12'5" x 24'0"

Utility Room
9'4" x 13'9"

Shower Room
6'7" x 9'5"

Second Entrance Hall
4'5" x 15'6"

Study/Bedroom 5
10'0" x 20'9"

Landing
8'0" x 6'8"

Master Bedroom 1
12'5" x 13'6"









En - Suite
9'11" x 8'4"

Bedroom 2
10'4" x 10'5"

Bedroom 3
8'4" x 12'5"

Bedroom 4
13'5" x 12'7"

Bathroom
6'10" x 9'10"

Garage 1, Large Single
21'10" x 14'8"

Garage 2, Double
17'11" x 17'10"

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

COUNCIL TAX BAND: F - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Private Drainage - We are advised that this property benefits from private sewage treatment plant which is shared between 9 properties in total, each property contributes equally to the cost of emptying and maintaining of this. We are advised this is emptied once or twice a year at a rough cost of £280 each time (2025) which is split between the 9 houses - the electricity used to power the sewerage treatment plant is approximately £75 a quarter (as of 2025) again divided between the 9 houses. The drain pipes for all the properties on the row run parallel at the rear of the houses all the way down to the treatment plant, which is at the bottom of this property's garden. This property has the responsibility of maintaining this shared private treatment plant and it sits on this property's land.
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Superfast Wireless Broadband by Bink Broadband- up to 79.1 Mbps Download, up to 94.5 Mbps upload, Wireless. - 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 there are no issues that they are aware of.
RESTRICTIONS: The seller has advised that there are none that they are aware of.
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 the property has ramp access to the front door and a ground floor shower room.
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. Please see notes above.

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/03/26/OK






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Our
family
doesn't
have to be
Perfect
to be
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DEVRINE
BRAY-SUR-SEINE
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DIRECTIONS:

From Cardigan head northwards along the A487 until you reach the village of Blaenporth. Just before you leave the village turn right onto Bowls Road. Follow this road for a few hundred yards and you will see the property on the left hand side, denoted by our for sale board. What3Words: ///herb.behaving.relocated







Approximate total area(1)

262.6 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	71	74
(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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