



CARDIGAN
BAY
PROPERTIES

EST 2021

64, North Road, Cardigan, SA43 1AA

Offers in the region of £235,000

 7  2  3  E



64, North Road, SA43 1AA

- 7 Bed Town House
- Full of Original Features
- On 3 Floors
- Parking for one Car In front of Garage
- Walking Distance to Shops & Schools
- Mid Terraced Victorian House
- In Need of Modernising & Updating
- Rear Garden with Garage Parking
- Cardigan Town Location
- Energy Rating: E

About The Property

A spacious Victorian townhouse with 7 bedrooms, on three floors, in need of modernisation and updating, and is full of original features such as encaustic tiled floors, coving and picture rails, wooden floors, and more. Situated in the popular market town of Cardigan. It's a short walk to the local secondary school, and all the town's amenities are within walking distance.

Access to the front is off the side road, through a gate to a small paved garden area which is fenced with a path to the canopied front door (and the door to an alleyway that runs between this property and next door which gives access to this property's kitchen, and the next door property's garden). The front door leads into the small front porch with encaustic tiled floor, and double doors into the main hallway, with stairs to the first floor, and doors to; the front lounge, with a bay window; a sitting room/snug with original built-in storage cupboards, a wall mounted gas boiler that services the radiators; the dining room, with a mains gas-fired Rayburn, which heats the hot water, and a walk-in cupboard. From here a door opens into the kitchen, this is a spacious room with a small range of kitchen units, and offers ample space to update to a modern kitchen, this room also benefits from a walk-in cupboard and the door from the enclosed alleyway. From here a door leads to the utility room, with a door out to the rear garden, and a door into the ground floor shower room.

On the first floor landing is a staircase to the second floor, doors leading to five bedrooms, with the front having a bay window, three being doubles and two singles, one of which has the hot water tank and immersion heater (within a cupboard), and the family bathroom. On the second floor is a small landing area and doors to the two further bedrooms set in the eaves of the home, one of these rooms is a single with under eaves storage and the other is very spacious and with some work could be adapted to a variety of uses.

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EXTERNALLY
Externally, the property has access to the rear by turning up the road that heads to Cardigan Collage and turning right onto a track, just before the road bears right into the college grounds. Follow this track up towards the top and you will see the garage and parking to the rear and a gate leads you into the rear garden. The rear garden is all paved and enclosed with a wall boundary. The detached garage is accessed by up and over doors and a door to the side gives you access to a handy storage area that has been created by partitioning the garage. The rear garden is a blank canvas and offers the new owners ample opportunity to add their own taste.

This property, while in need of modernisation and updating, is perfectly suited to be a lovely family home in a vibrant market town whose values are focused on community spirit.

- Entrance Porch
4'4" x 4'6" (1.345 x 1.373)
- Hallway
19'10" x 6'5" (max) (6.059 x 1.963 (max))
- Front Lounge
14'0" x 12'1" (plus bay) (4.274 x 3.704 (plus bay))
- Sitting Room/Snug
11'11" x 11'7" (3.646 x 3.554)
- Dining Room
15'4" x 10'6" (4.683 x 3.225)



Kitchen
13'10" x 13'6" (4.241 x 4.118)

Enclosed side alley
43'1" x 2'11" (13.153 x 0.909)

Utility Room
8'7" x 8'4" (2.626 x 2.565)

Shower Room
8'6" x 4'0" (2.613 x 1.236)

First Floor Landing

Bedroom 1
13'5" x 11'11" (plus bay) (4.107 x 3.633 (plus bay))

Bedroom 2
14'1" x 12'4" (max) (4.298 x 3.763 (max))

Bedroom 3
11'10" x 9'1" (3.613 x 2.772)

Bedroom 4
10'9" x 10'5" (max) (3.293 x 3.183 (max))

Bedroom 5
11'8" x 6'10" (3.560 x 2.100)

Family Bathroom
10'3" x 6'5" (3.146 x 1.958)

Second Floor Landing

Bedroom 6
11'2" x 9'3" (3.421 x 2.833)

Bedroom 7
20'3" x 13'5" (max) (6.180 x 4.100 (max))

Garage
15'10" x 12'5" (4.835 x 3.803)

Storage (partitioned in garage)
15'11" x 3'10" (4.875 x 1.173)

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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.

VIEWING INFORMATION: The property is in need of modernising, the neighbour has a right of way down the enclosed side alleyway.

TAX BAND: C, Ceredigion County Council

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that 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 on these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

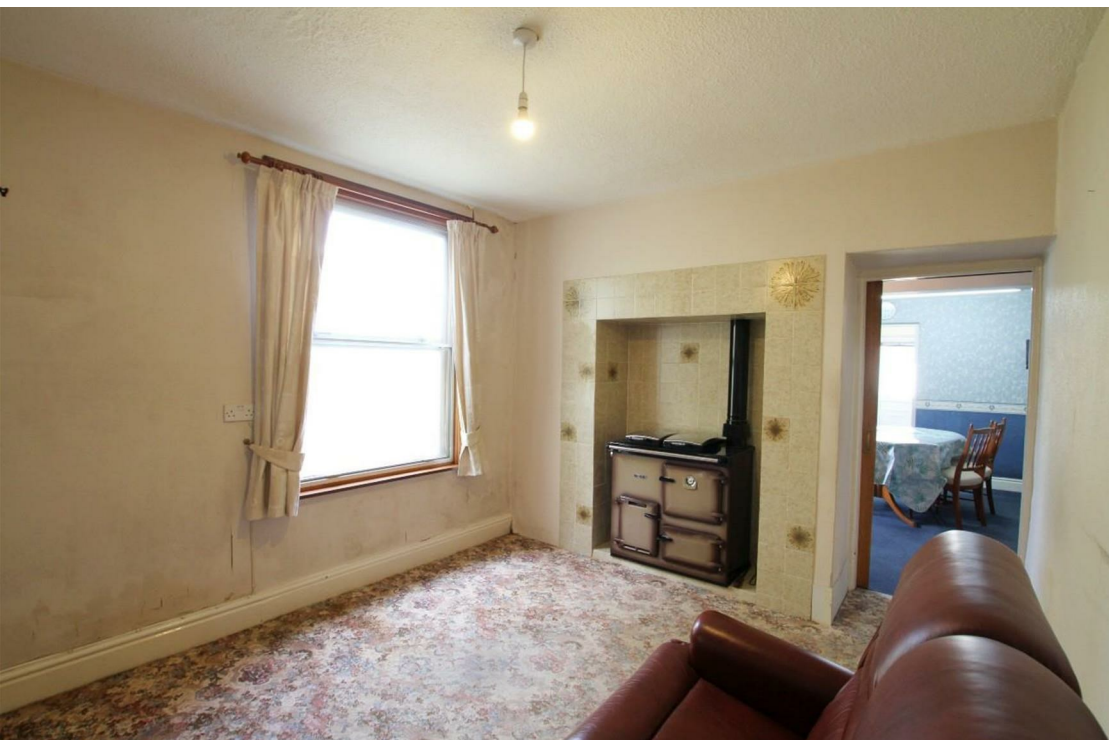
COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps **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: 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/))

TR/TR/10/22/OKTR





Directions

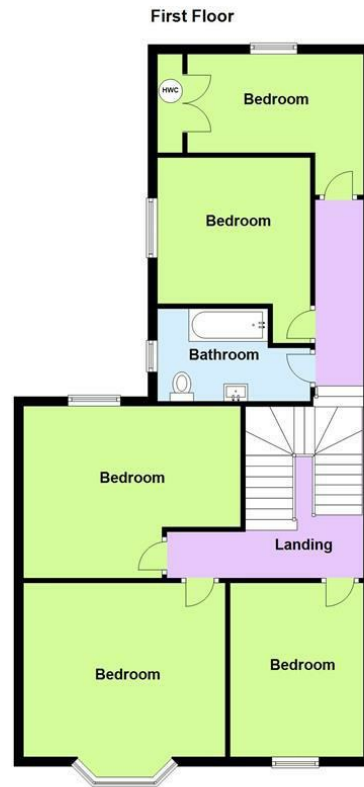
Head up Cardigan Highstreet and carry on until you reach the fork in the road by the Cenotaph, turn left here heading towards the secondary school. You will see this property on the left hand side denoted by our for sale board.

INFORMATION ABOUT THE AREA:

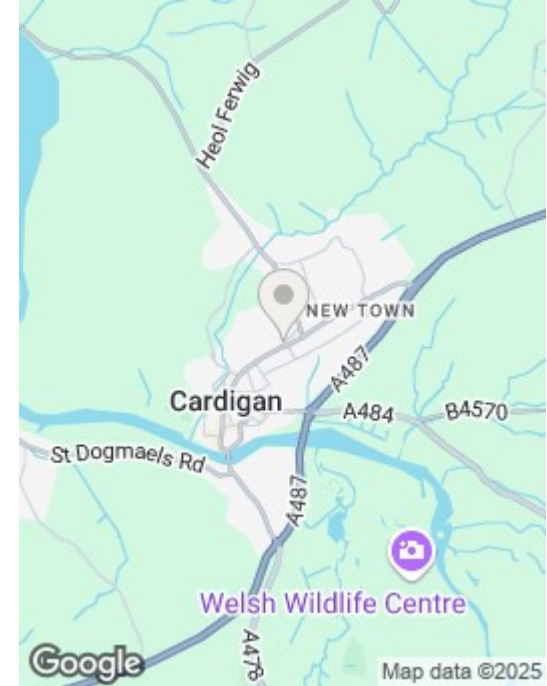
Please read our Location Guides on our website

<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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