



2 Bronwydd Terrace, Cardigan, SA43 2TT

£190,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# 2 Bronwydd Terrace, Rhoshill, SA43 2TT

£190,000

- 4 Bed Mid Terraced Property
- Many original features
- 10 minutes' drive to Cardigan market town
- Generous sized property with courtyard garden to rear
- Only 6.9 miles to Poppit Sands Beach
- In need of some updating in places
- No onward chain
- Rural location with views to front
- Lots of potential
- Energy Rating: E

## About The Property

A welcoming, deceptively spacious, 4/5 bed property, with 3/4 reception rooms, full of original features such as encaustic tiled flooring, wooden doors and more, with lots of potential, situated in a rural yet accessible location, only a 10 min drive to the popular market town of Cardigan. The market town of Cardigan sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands Beach, the coastal path, and the many beaches and walks in and around Cardigan Bay.

The front door opens into the entrance hall, with an original, encaustic tiled flooring, useful under stairs cupboard, stairs to the first floor and doors leading into 4 reception rooms.

The front lounge has a window to the front & alcoves with shelving to one side of the old chimney breast.

The front sitting room/bedroom 5 is a spacious room with two windows to the front offering plenty of natural light.

The rear sitting room is a cozy space with a fireplace & slate surround.

The dining room is to the rear and has an original tiled flooring, a fireplace and a door leading into the kitchen. This room could lend itself to being converted into the kitchen (subject to building regs etc) with an open plan diner into what is currently the front lounge.

The kitchen benefits from matching wall and base units, with a built-in electric oven, electric hob, an integrated washing machine, a sink with drainer, the oil-fired combi boiler which services the hot water and central heating, and door out to the rear of the property. This room would lend itself to be a very useful utility room or even a lovely sunroom to create a wonderful outside/inside space to increase the size of the garden, should the dining room be converted into a kitchen.



### Details Continued:

On the first floor is a spacious landing with a picture window to the rear, attic hatch and doors to; two double front bedrooms with attractive, countryside views, a double bedroom to the rear, a single bedroom in the middle of the house, currently used as a home office, and a family bathroom, which is a spacious room in need of updating and houses a useful airing cupboard with shelving.

### Externally:

On the outside, the property is approached off the main A478 to the front, with parking spaces for one car directly in front of the house. A couple of slate steps lead up to the front door with a small, paved area to the front. To the rear is an enclosed courtyard garden with slate paths in places & a raised bank to the rear where the oil tank is sited. This area has the potential to be dug out and cleared back to create more space if needed and is a lovely enclosed space for enjoying some

alfresco dining and relaxing.

Hall

21'5" x 5'3" max

Lounge

11'11" x 11'2" into alcoves

Front Sitting Room / Bed 5

11'2" x 13'8"

Rear Sitting Room

11'1" x 8'6" plus alcoves

Dining Room

12'0" x 8'7"

Kitchen

10'9" x 10'5"

Landing

5'3" x 12'2" max

Bedroom 1

12'7" x 11'1"

Bedroom 2

10'10" x 11'2" max

Bedroom 3

8'7" x 12'7"

Bedroom 4/Home Office

7'8" x 7'4"

Family Bathroom

8'5" x 10'10" max

IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D – Pembrokeshire  
County Council

TENURE: FREEHOLD

PARKING: Off-Road Parking – The parking  
area to the very front of the property is  
unregistered land however we have been  
advised by the owners that it has been  
used by the owner and previous owners  
for over 20 years and is in the process of  
being registered for possessory title,  
which will pass to the new owners to  
continue with.

PROPERTY CONSTRUCTION: Traditional  
Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Oil boiler servicing the hot water  
and central heating

BROADBAND: Connected – TYPE – EE  
Broadband – up to 1,000 Mbps Download,  
up to 220 Mbps upload available in the  
area – 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](https://checker.ofcom.org.uk/))

BUILDING SAFETY - The seller has advised that there are none 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 this property has a right of way down the side and through the rear of the neighbour's garden (to the left as you look at the house head on) to access the rear garden to fill up the oil tank, and to take their bins out.

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. \*\*ADD ANYTHING RELEVANT HERE\*\*

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.

MONEY LAUNDERING REGULATIONS: The successful purchaser(s) will be required to produce proof of identification to prove their identity within the terms of the Money Laundering Regulations. These are a 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 a mortgage agreement in principle document if a mortgage is required.

HW/HW/07/24/OK























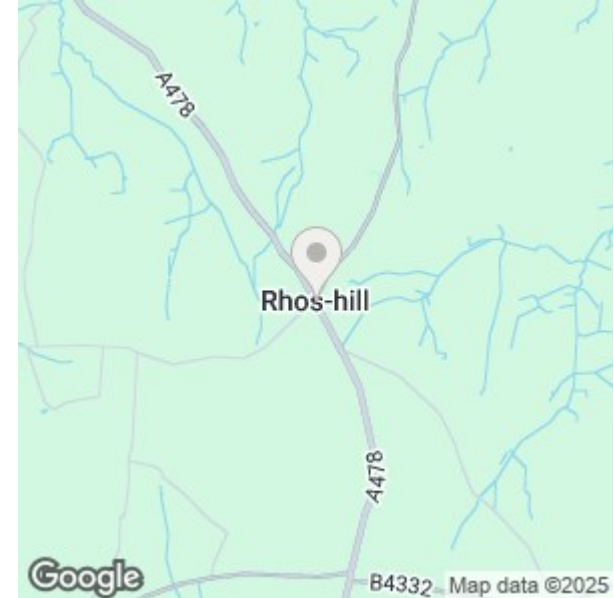
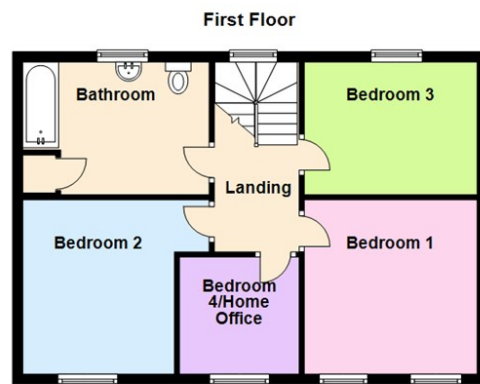
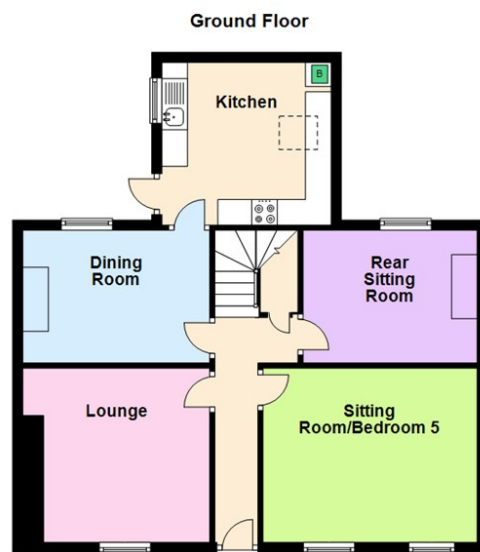


#### **DIRECTIONS:**


Head out of Cardigan along the A478 heading for Tenby, go through the village of Penybryn and enter Rhoshill. You will see a crossroads with row of terraced houses on the right-hand side opposite the junction to Cilgerran. This property is the middle terraced.







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>39</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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