



4, Brecon Terrace, Cardigan, SA43 3AT

Offers in the region of £148,000



CARDIGAN
BAY
PROPERTIES

EST 2021





4, Brecon Terrace, St. Dogmaels Road, SA43 3AT

Offers in the region of £148,000

- Traditional mid-terrace property needing updating
- Rear Garden with off-road parking to the rear
- Feature fireplaces in each room
- Mains gas central heating
- Approx 3.1 miles to Poppit Sands Beach
- Two bedrooms and two reception rooms
- Situated in the historic town of Cardigan/Aberteifi
- Additional parking space for more than one vehicle
- Within walking distance to local amenities
- EPC rating: E

About The Property

This charming mid-terrace house offers a fantastic opportunity for those seeking a new home or investment property. Boasting two reception rooms, two bedrooms, and a well-appointed bathroom, this residence is brimming with potential. Located within walking distance to the centre of Cardigan which 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 and the many beaches and walks in and around Cardigan Bay.

Enter the property from the roadside up traditional slate steps and a sloping front lawn enclosed with iron railings to the front door which opens into an entrance porch, with a door leading into the main hallway with doors leading off to both reception rooms and stairs to the upper level directly in front. The front lounge has a feature fireplace and bay window with lovely views overlooking Cardigan and Castle Green. The sitting room has a gas fireplace with a window to the rear, a doorway into the kitchen area and an understairs storage cupboard. The kitchen is in need of updating and has matching base units with space for a freestanding oven, under-counter fridge and sink with drainer. There is a side window and rear door leading to the rear garden and entrance into a pantry/storage area.

Upstairs there is an airing cupboard located on the landing which houses the gas boiler that services the central heating and hot water system and doors leading off to both double bedrooms and bathroom. The front bedroom has a lovely bay window with views to the castle and estuary and both bedrooms have retained feature fireplaces. There is a step down into the bathroom that is fitted with a shower over the bath, wash hand basin, W/C and frosted window, the ceiling is also sloped.



Continued:

To the rear of the property, there is an old outside W/C with steps up to the rear garden for outdoor enjoyment, with a grassed area and space for parking 1 vehicle, there is also an additional parking space directly opposite for another vehicle. These parking spaces are accessed via a private lane that runs behind this row of houses. The garden will need fencing to the rear to fully enclose if the new owners wish to do so.

Although in need of some updating, this property presents a wonderful chance to create a truly lovely living space, all within walking distance of the town centre. The house also features delightful feature fireplaces in each room, adding character and charm to the space. Don't miss out on the chance to transform this space into your dream home or a lucrative investment opportunity.

Entrance Hall
3'0" x 5'1"

Hallway
2'11" x 9'10" (max)
Lounge
9'5" x 11'10" (excluding alcoves & bay)
Sitting Room
9'4" x 14'9" (excluding alcoves)

Kitchen
8'3" x 8'10"

Pantry
2'9" x 8'4"

Landing
5'2" x 15'1" (max)

Bedroom 1
11'6" x 13'8" (including alcoves)

Bedroom 2
8'2" x 15'0" (including alcoves)

Bathroom
8'4" x 8'5"

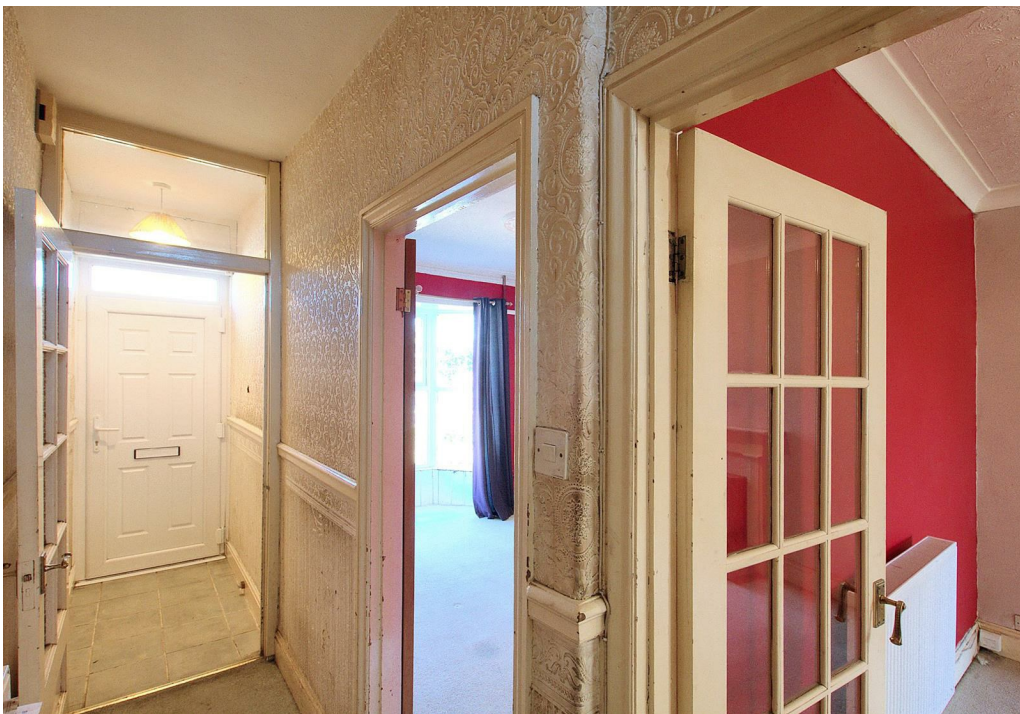
Outside W/C
3'7" x 3'11" (max)

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

COUNCIL TAX BAND: - C - Ceredigion
County Council

TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional
Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (Mains) boiler servicing the
hot water and central heating
BROADBAND: Not Connected - 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 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 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. This property is in need of updating. There is parking to the rear of the property via a private lane that this row of houses can access. Previous owners have used the rear part of the garden to park a vehicle, however the current owner will be allocation an additional piece of land directly opposite on the other side of the private lane to park one vehicle. This area will maintain a right of way for a neighbouring property to access their garden beyond via gated access.

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/CY/10/24/OK













DIRECTIONS:

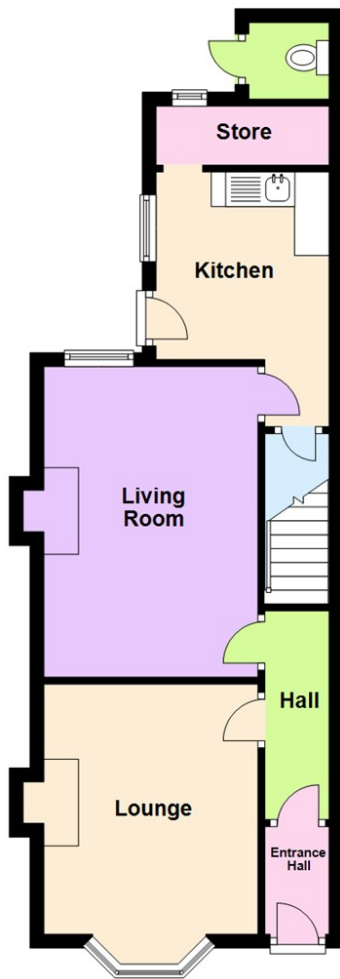
From Cardigan head over the old stone bridge and turn right for St Dogmaels. As you go up the hill the property is located on the left-hand side denoted by one of our boards.

INFORMATION ABOUT THE AREA:

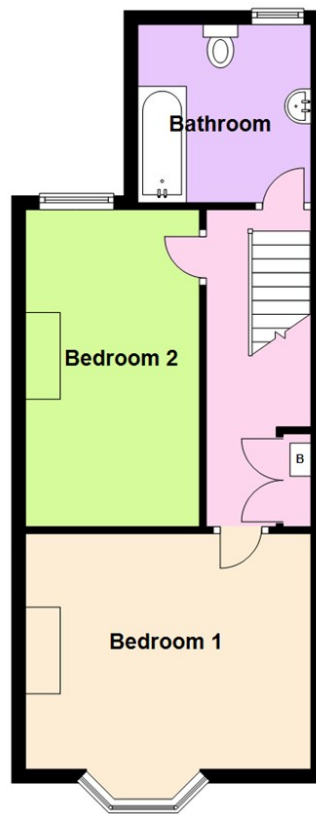
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.



Ground Floor



First Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	54	
(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.

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Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

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