



CARDIGAN
BAY
PROPERTIES

EST 2021

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

Offers in the region of £185,000





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- Two double bedrooms, including a front bedroom with bay window and stunning views of Cardigan Castle and River Tivy.
- Modern kitchen with sleek base units, electric hob, built-in oven, and Velux window.
- Updated bathroom with shower over bath, W/C, and frosted window.
- Rear garden with potential for landscaping or outdoor activities.
- Character features combined with modern updates for a versatile living space.
- Open-plan lounge/dining area with dual-aspect windows for natural light and lovely views.
- Convenient rear door leading to the garden and outdoor space.
- Private off-road parking space accessed via a rear lane.
- Walking distance to Cardigan town centre and its amenities.
- EPC rating : E

About The Property

This mid-terrace gem offers stunning views of Cardigan Castle and the River Tivy, two double bedrooms, a modern kitchen, and a generous garden—ideal for those seeking a practical home or an investment opportunity.

This mid-terrace property offers a superb opportunity for those looking for a home full of character and convenience. Positioned within walking distance of Cardigan town centre, the house combines charming period features with modern updates, making it a versatile choice for potential buyers.

The approach to the property is charming, with traditional slate steps leading up through a gently sloping front garden enclosed by iron railings. Upon entering, the front door opens into the main hallway. From here, doors lead to the open-plan lounge and dining area, a space that's bathed in natural light from a bay window to the front and a rear window overlooking the patio. The views of Cardigan Castle and Castle Green from the front window add a truly picturesque touch to everyday living.

The kitchen has been tastefully updated and features a modern design. Equipped with matching base units, an electric hob with a built-in oven, and a sink with a drainer, it also benefits from a Velux window that draws in light from above. A rear door from the kitchen provides access to the garden area, offering a convenient link between the indoor and outdoor spaces.

Upstairs, the property offers two well-proportioned double bedrooms and a thoughtfully designed bathroom. The front bedroom boasts a bay window that frames wonderful views of the castle and estuary, giving it a unique and appealing feature. The second bedroom, positioned at the side of the home provides a quieter space with views over the garden. The bathroom, accessed via a step down from the landing, is equipped with a shower over the bath, a wash hand basin, a W/C, and a frosted window for privacy.



Externally

To the rear of the house, the outdoor space offers a great mix of practicality and potential. Steps lead up to a concrete area that's perfect for outdoor enjoyment, and there's space to park a vehicle accessed via a private lane running behind the row of houses. Beyond the parking area, a generously sized garden lies beyond a wooden gate. This lawned section provides ample opportunity for landscaping, gardening, or simply enjoying the open space.

With its combination of modern updates and period charm, alongside its location within easy reach of Cardigan's amenities, this property offers a fantastic chance to create a truly lovely home or secure a valuable investment.

Entrance Hall
15'11" x 3'3"

Lounge/Dining Room
27'0" x 10'5" (plus bay)

Kitchen
20'10" x 8'2"

Landing

14'11" x 5'4"

Bathroom

12'1" x 8'2"

Bedroom 1

14'0" x 12'7" (plus bay)

Bedroom 2

14'1" x 8'11"

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](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 there are none that they are aware of. / details...

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

Water: N/A

COASTAL EROSION RISK: None in this location

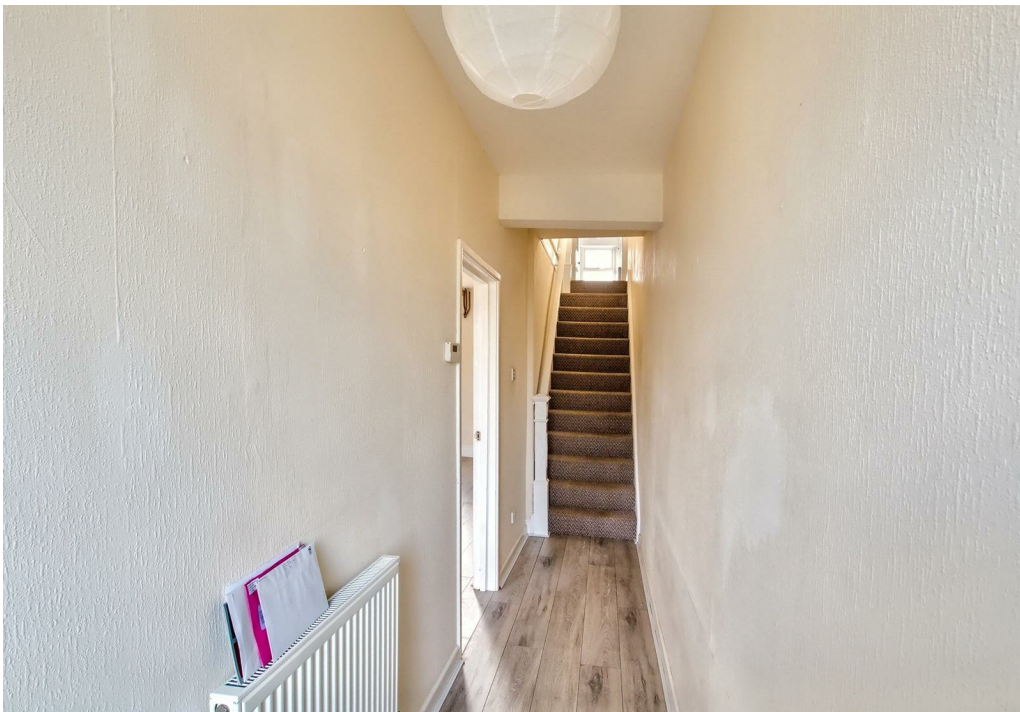
PLANNING PERMISSIONS: The seller has advised that there are no applications in the immediate area that they are aware of.

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.

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. 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. There is

parking to the rear of the property via a private lane that this row of houses can access. opposite on the other side of the private lane, the garden is beyond the parking area via gated access. The neighbour also has a right to park in front of the garden area.

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.

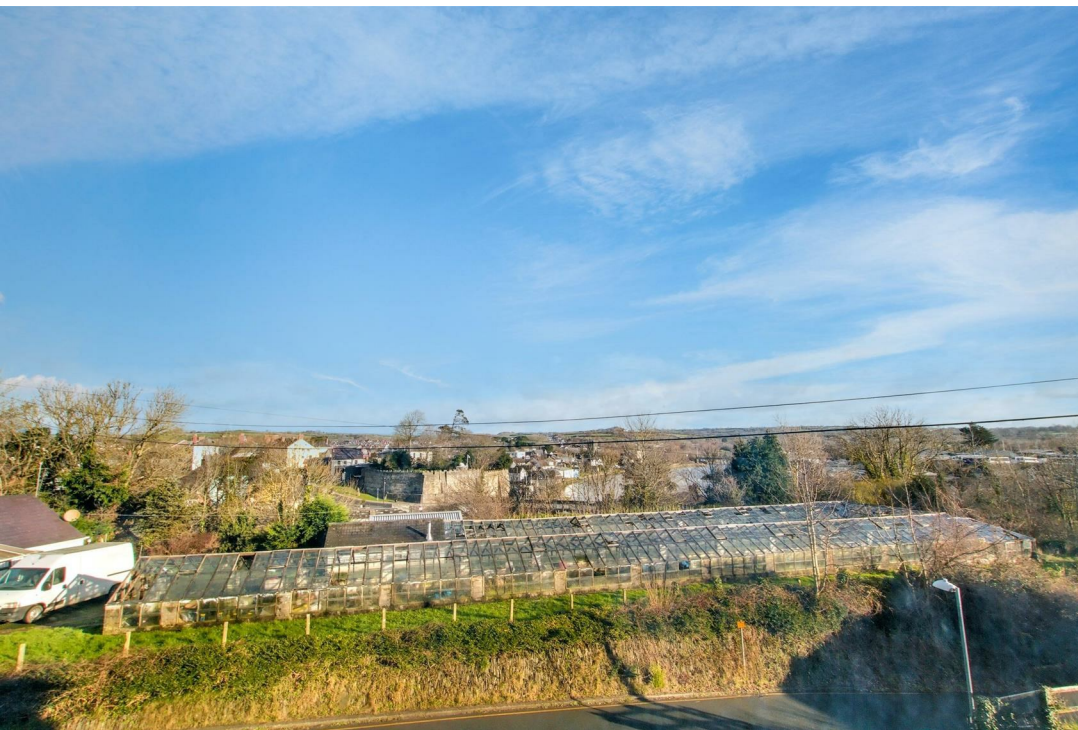
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DIRECTIONS:

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

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

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

www.cardiganbayproperties.co.uk

