



CARDIGAN  
BAY  
PROPERTIES

EST 2021

10, Bron Y Dre, Cardigan, SA43 1LD

Offers in the region of £240,000



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# 10, Bron Y Dre, SA43 1LD

- Semi detached home with parking for 2 cars
- Separate lounge and dining room, both with fireplaces
- French doors opening out from lounge to rear garden
- Landscaped rear garden with fruit trees and two patio areas
- Popular cul-de-sac close to schools, town centre, walks and parks
- 3 bedrooms with good proportions
- Kitchen plus handy breakfast area and walk-in pantry
- Modern bathroom with corner shower and full-sized bath
- Double-glazed and gas central heating
- EPC rating C

## About The Property

This is a wonderful home with a beautifully landscaped garden. This well-situated three-bedroom semi brings together traditional charm and modern updates close to Cardigan town, schools, and open green spaces and walks close by.

Sitting on a small, established cul-de-sac that leads off a residential street, this three-bedroom semi-detached house brings together practical living spaces with thoughtful finishes and a garden that's been well looked after over the years.

The entrance hallway sets the tone, with wood-style flooring, a cupboard under the stairs. To one side is a good-sized lounge, where a central fireplace and gas fire give the space a natural focal point. At the rear, patio doors make it easy to step straight out to the garden. Across the hall, the dining room has a bay window to the front, another period-style fireplace, and a wide arch through to a breakfast area—this layout works well for both everyday use and hosting a few friends or family.

The breakfast area links directly to the kitchen and adds an extra bit of flexibility. There's a breakfast bar, some extra base units, and a walk-in pantry for keeping everything tidy and organised. The kitchen itself runs along the back of the house and includes a full set of fitted wall and base units, a freestanding gas oven and hob, and plumbing in place for a washing machine. A window over the sink gives a full view of the rear garden.

Upstairs, there are two double bedrooms and one single room. Both double bedrooms have enough room for wardrobes and drawers without things feeling cramped. The third room could suit as a child's bedroom or a home office depending on what's needed. The bathroom is modern, with a corner shower unit offering mains-powered water pressure, a separate bath, basin, and WC. It's tiled in neutral tones and well-maintained.

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Continued;

The garden at the back of the house has been thoughtfully landscaped to balance greenery with practical areas for sitting out or potting up plants. A paved patio runs directly behind the house, with a second gravelled section separated by a low brick wall, offering a bit of privacy for different uses. The lawn area is framed with well-stocked borders, and there's a mature mix of flowering shrubs and fruit trees, including apple, plum, and a Nashi pear. Fencing runs around

the edge, and there's a side gate for easy access.

To the front, there's a pathway leading you to the side of the home and the front door, and off-street parking for 2 cars.

The location is another strong point. This cul-de-sac has a settled feel, and while it's tucked away, it's also only a short walk from nearby playing fields and footpaths. The town centre is easily reachable by foot or bike, and several well-regarded

schools are also close at hand.

In terms of the overall condition, this is a house that's been well cared for and updated where needed, but still keeps some original charm, especially with the fireplaces and bay window. It's well suited for those looking to move into a home that's already practical and comfortable, with scope to personalise further if desired.

The combination of layout, location and garden space will appeal to anyone looking for a welcoming home that also works well for day-to-day living.

Hallway  
13'6" x 4'6"

Lounge  
19'0" x 10'7"

Dining Room  
10'6" x 9'10"

Breakfast Area  
8'7" x 7'10"

Pantry  
5'4" x 2'7"

Kitchen  
9'1" x 8'5"

Landing  
8'11" x 2'7"

Bedroom 1  
14'2" x 9'10"

Bedroom 2  
10'7" x 9'11"

Bedroom 3/Office  
10'8" x 8'11"

Bathroom  
8'8" 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: Connected – TYPE –  
Superfast \*\*\* up to 80 Mbps Download, up  
to 20 Mbps upload \*\*\* – 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.

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.

VIEWINGS: By appointment only. Located in a cul-de-sac

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.

TR/TR/04/25/OK/TR





















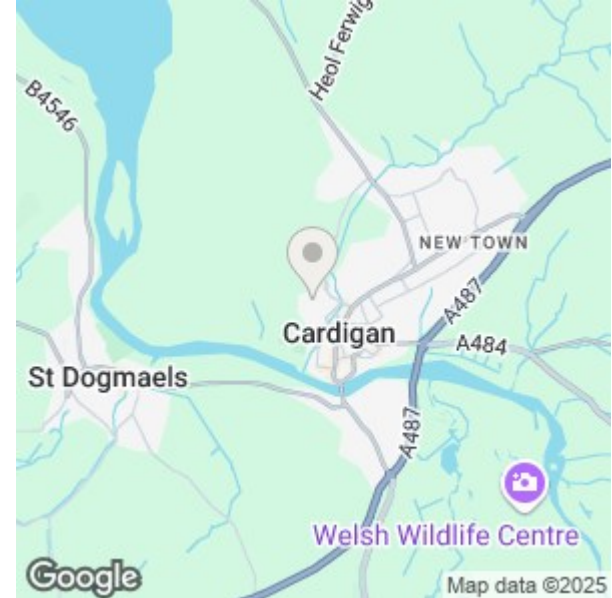
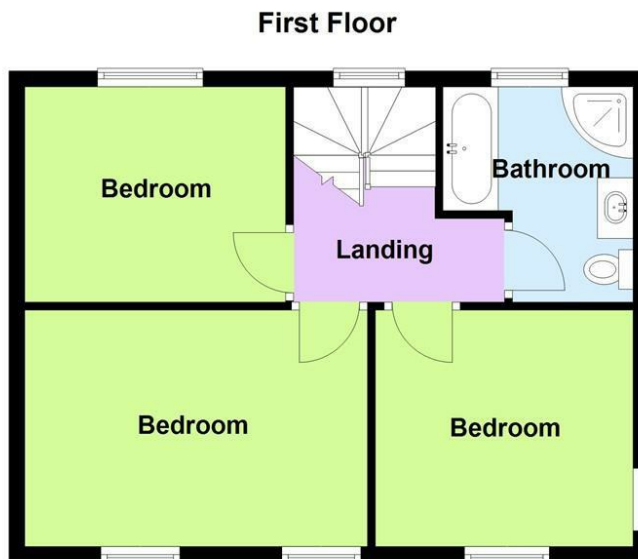
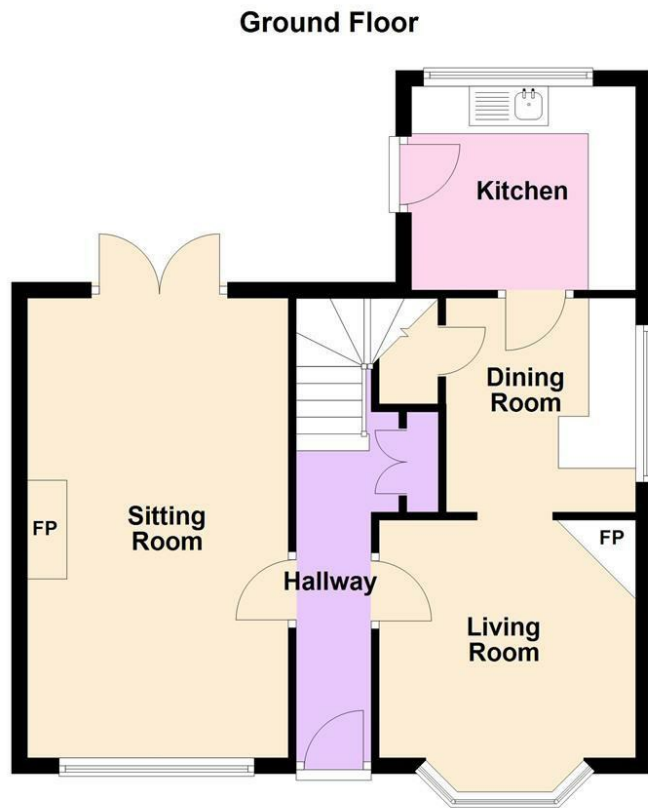


### **DIRECTIONS:**

From our Cardigan high street, turn left towards Theater Mwldan, and then take the next left, and follow the road past the car park. and continue up the hill. Follow the road up, passing the playing fields and turn right into Bron Y Dre. Proceed into the cul-de-sac and Number 10 is found on the left-hand side denoted by our for-sale board.







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</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 Claire on 01239 562 500 or [claire@cardiganbayproperties.co.uk](mailto:claire@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.

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

T. 01239 562 500 | E. [info@cardiganbayproperties.co.uk](mailto:info@cardiganbayproperties.co.uk)

[www.cardiganbayproperties.co.uk](http://www.cardiganbayproperties.co.uk)

