



CARDIGAN  
BAY  
PROPERTIES

EST 2021

3, Napier Street, Cardigan, SA43 1ED

Offers in the region of £240,000



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# 3, Napier Street, SA43 1ED

- Terraced townhouse with character and modern touches
- Open plan kitchen and dining space leading to garden
- Three first floor bedrooms
- Enclosed rear garden with easily maintained patio areas
- Central Cardigan location, close to schools and shops
- Lounge plus separate bay-fronted sitting room
- Ground floor family bathroom with built-in storage
- Two attic rooms with exposed beams and flexible use
- Block-built garden room with light and power
- EPC rating: D

## About The Property

This traditional terraced townhouse sits in a practical spot right in the heart of Cardigan, just a short walk to both the primary and secondary schools, as well as the town’s shops and amenities. With a homely feel and a layout that’s well-suited for family life, it offers a comfortable mix of modern upgrades.

From the front, a small entrance hall opens into the open-plan lounge, which features a gas fireplace and leads through to a separate sitting area with a bay window. These connected spaces offer flexibility for relaxed evenings or a second living zone. Just off the lounge, doors lead to a stunning, well-fitted kitchen and open dining space that works well for day-to-day living or gathering around the table. With matching wall and base units, space for fridge freezer, 5 ring gas hob, velux windows, one and a half sink and handy utility cupboard which houses the washing machine and dryer, this kitchen offers a modern space to enjoy. Doors from here open out onto the rear patio, helping the indoors flow naturally into the outdoor space. Also on the ground floor is a family bathroom, fitted with a W/C, bath with shower over, wash hand basin and built-in storage to help keep things organised and tidy.

Upstairs, the first floor has three bedrooms, all well-sized for a growing family or guests. At the end of the landing gives access to another staircase leading to the converted attic. This top level has two additional loft rooms with exposed beams and characterful touches. With some reduced head height in places, they offer potential for a home office or hobby space, depending on what’s needed.

# Offers in the region of £240,000



Continued:

Outside, the back garden can be reached either through the kitchen or via a gated shared side path from the front of the house. The garden has been set up to make the most of the space, with paved patio area directly behind the house, which is an ideal spot for sitting out or dining. A few steps lead up to another patio level and a block-built garden room at the far end. With light and power already installed, it’s a useful bonus space for a range of uses—whether that’s storage, a workshop, or a separate work-from-home area.

Cardigan itself is a busy market town with a deep history, set beside the River Teifi and just a short drive from some of the region’s best beaches. It’s well-served with shops, supermarkets, pubs and restaurants, and also has leisure facilities, a college, and a castle right in the centre. With the coastal path and countryside nearby, it’s a good base for families looking for a practical home in a well-connected location

Entrance Hall  
3’4" x 9’10" (max)

Lounge  
14’2" x 15’2" (max, inc alcove)

Sitting Room  
10'8" x 10'0" (max, inc alcove)

Kitchen/Dining area  
26'6" x 13'3" (l shaped, max)

Bathroom  
12'0" x 5'8" (max, inc cupboards)

Landing  
5'6" x 15'2" (max)

Bedroom 1  
14'4" x 9'11" (max, inc alcove)

Bedroom 2  
12'3" x 8'5" (max)

Bedroom 3  
7'11" x 12'1" (max)

Attic Landing  
2'8" x 7'1" (max)

Attic Room 1  
12'11" x 9'1" (max)

Attic Room 2  
12'11" x 14'1" (l shape, max)

Garden Room  
8'3" x 12'11"

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.

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: On-Street Parking / No 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 / Standard - up to 80 Mbps Download, up to 20 Mbps upload \*\*\* FTTC. - 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>)

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 they have a right of way over the neighbour's side access for accessing their







own rear garden.

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. There is no parking with this property, however the owners have advised us that there is roadside parking (up to 1 hour) directly outside and a choice of annually paid car parks a short walk away. This property has right of way to use a side access to the rear of the property, which is owned and shared by a neighbour.

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/CY/06/25 OKCY























**DIRECTIONS:**

Head up the high street in Cardigan towards the college. Turn right next to the job centre and head down Napier Street towards the swimming pool and primary school. The property can be 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>		<b>82</b>
(69-80) <b>C</b>	<b>67</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 Coral on 01239 562 500 or [coral@cardiganbayproperties.co.uk](mailto:coral@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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