



CARDIGAN
BAY
PROPERTIES

EST 2021

8, Morgan Street, Cardigan, SA43 1DF

Offers in the region of £180,000





8, Morgan Street, SA43 1DF

- Victorian townhouse with classic red brick frontage and bay windows
- Spacious lounge and dining area with bay window
- Utility room with extra storage and access to the rear garden
- Two additional well-sized bedrooms offering flexibility
- Convenient town-centre location within Cardigan
- Mosaic-tiled entrance with a canopied doorway
- Functional kitchen with inglenook-style gas range and garden views
- Master bedroom with bay window and generous proportions
- Enclosed rear garden with a shed and rear access through double doors
- EPC Rating : D

About The Property

This characterful Victorian townhouse, located in the heart of Cardigan, showcases timeless red brick charm with its striking bay-fronted façade and mosaic-tiled entrance. The home delivers a comfortable balance of period features and practical updates, making it ideal for those seeking something with character but ready to accommodate modern living.

Stepping through the canopied front door leads into a hallway that sets the tone for the rest of the property. The hallway features the original staircase leading to the upper floor and opens to the main living space. The lounge and dining area benefit from generous proportions, with natural light streaming through the bay window at the front. High ceilings add to the room's sense of character, creating a versatile area for relaxing or entertaining.

Toward the back of the house lies the kitchen, offering a functional workspace with a range of base and wall units, a freestanding gas range, and a sink set beneath a window overlooking the garden. The kitchen is enhanced by an inglenook-style fireplace surround, lending a traditional feel to the space. Adjacent is a practical utility room with extra storage, a sink, and plumbing for a washing machine, alongside access to the enclosed rear garden.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. The master bedroom stands out for its spacious layout, featuring another bay window that mirrors the elegant façade of the house. The second and third bedrooms are well-proportioned, offering flexibility as sleeping quarters, a home office, or hobby spaces. The family bathroom is functional and includes a bath with an overhead shower, a basin, and a toilet.

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Continued

Outside, the property benefits from two easily maintained garden spaces. At the front, a compact gravelled area complements the house's attractive exterior. To the rear, the enclosed garden features gravel and a solid garden shed, with double doors opening onto rear access – a practical feature for storing bikes or other equipment.

With its blend of characterful features and functional spaces, this townhouse offers an appealing option for those looking to enjoy the convenience of town-centre living while still appreciating period charm.

- Hallway
11'8" x 3'8" (3.567 x 1.139)
- Lounge/Dining Room
24'0" x 11'8" (into bay) (7.339 x 3.578 (into bay))
- Kitchen
14'7" x 10'5" (4.455 x 3.193)
- Utility Room / Rear Porch
13'2" x 4'8" (4.028 x 1.443)
- Landing
13'2" x 4'8" (4.028 x 1.443)



Bedroom 3
10'5" x 8'3" (3.198 x 2.516)

Bathroom
8'0" x 4'8" (2.460 x 1.437)

Bedroom 2
10'11" x 9'11" (3.330 x 3.040)

Bedroom 1
15'10" x 13'2" (into bay) (4.828 x 4.027 (into bay))

Garden Shed
9'4" x 5'11" (2.860 x 1.820)

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: No Parking
PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage
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 limited, 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. / details...(Eg any unsafe cladding, asbestos etc)
RESTRICTIONS: The seller has advised that there are none that they are aware of.
RIGHTS & EASEMENTS: The seller has advised that you have the right of way over the solicitor's car park at

the rear to access the back garden.
FLOOD RISK: Rivers/Sea - Low - 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. The seller has advised that you have the right of way over the solicitor's car park at the rear to access the back garden

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/12/24/OK/TR



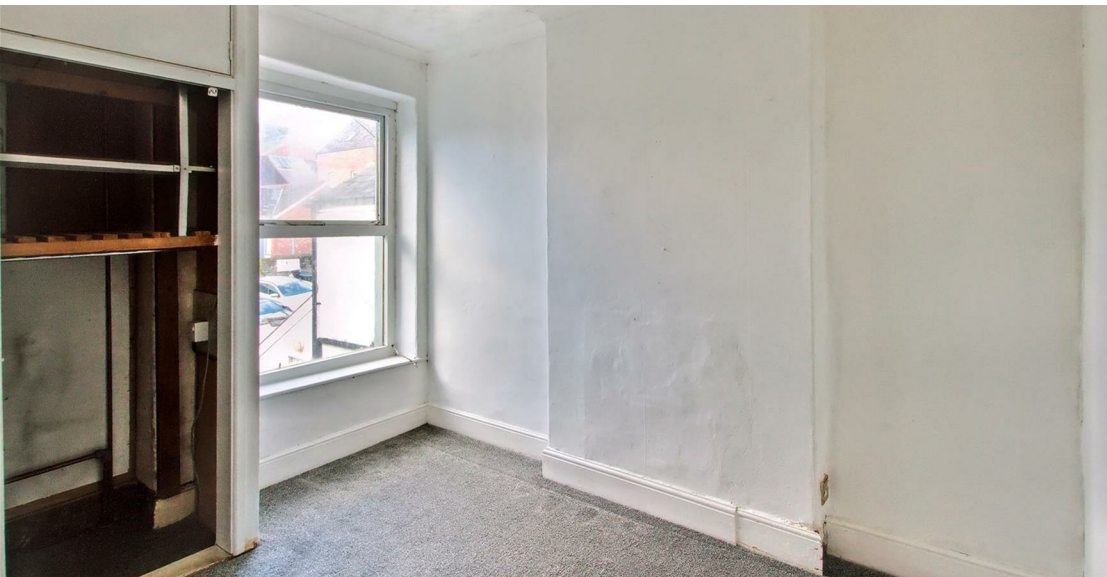


Directions

Enter Cardigan Town from the roundabout and turn left at Crwst. The property is located on the right, denoted by our for-sale board.

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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(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.

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.

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