



34, Feidrfair, Cardigan, SA43 1EB

£200,000



CARDIGAN
BAY
PROPERTIES
EST 2021



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- Character town house on Feidr Fair, Cardigan
- Original encaustic tiled flooring and fireplaces
- Kitchen with space for a breakfast table and appliances
- Two additional loft rooms with dormer and Velux windows
- Enclosed rear courtyard for seating and dining
- Accommodation arranged over three floors
- Open plan lounge and dining room with bay window
- Three bedrooms and bathroom on the first floor
- Useful built-in and eaves storage
- Energy Rating:

About The Property

Looking for a character town house in the heart of Cardigan? This three-storey property offers original period features, five bedrooms, and flexible living space, making it an ideal family home or rental opportunity close to Cardigan Bay and the West Wales coastline.

Set in the popular Feidr Fair area of Cardigan, this character town house offers accommodation across three levels, filled with original features and flexible living space. With period touches such as encaustic tiled flooring, decorative fireplaces, and wood panelling, the property combines historic charm with modern convenience. It is well placed for both family living and as a potential rental opportunity in this sought-after market town close to Cardigan Bay and the wider West Wales coastline.

The entrance is off the pavement through brick-built pillars and two slate steps, into a front porch, where the striking original tiled floor and part-tiled walls immediately highlight the character of the home. A door opens into the hallway, with stairs rising to the first floor and access into the open plan lounge and sitting/dining space.

The front lounge has a bay window that allows plenty of natural light and features an ornate slate fireplace. Currently boarded, it has potential, subject to checks, to accommodate a wood burning stove or gas fire. The adjoining sitting/dining area includes a further fireplace with a gas fire in place, a window to the rear, useful under stairs storage, and direct access to the kitchen.

The kitchen is a practical and sociable space, with room for a breakfast table. Fitted with matching wall and base units, it houses a wall-mounted gas boiler, electric hob with extractor, electric oven, stainless steel sink, and space for both washing machine and dishwasher. There is also room for an under-counter fridge/freezer. A door leads from here to the enclosed rear courtyard.



Details Continued:

The split staircase rises to the first floor, where there are three bedrooms and a bathroom. The rear bedroom is a generous single with views across the back, while the middle bedroom is a comfortable double. To the front, the master bedroom is a light-filled, generous space with a bay window and an additional window and retains its original slate and tiled fireplace as a feature.

On the second floor, the loft provides two further bedrooms. Both have wood panelled walls and storage. The larger of the two includes a dormer window to the front with pleasant outlooks and a built-in cupboard, while the second has

a Velux window to the rear and eaves storage. The landing itself offers a useful storage cupboard, extending above the bathroom and bedroom below. Please note, these rooms, and the stairs have some restricted head space in places.

Externally, the property benefits from a low-maintenance, enclosed courtyard to the rear, providing an outdoor spot for seating or dining.

INFORMATION ABOUT THE AREA:
Location-wise, this property stands out. Cardigan offers a strong mix of local shops, schools (including primary, secondary and sixth form), health care facilities including a community hospital, a cinema and theatre, and

access to both traditional and modern retail. Being only five minutes from Gwbert estuary, and within ten minutes' drive of the Pembrokeshire National Park, this part of West Wales blends coastal living with a functional, well-connected town environment.

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.

Porch

3'6" x 3'2" max

Hall

10'11" x 3'2" max

Lounge

11'2" x 12'1" max plus bay

Sitting/Dining Room

13'1" x 12'1" max

Under Stairs Storage

Kitchen

16'1" x 9'5" max

Landing

11'4" x 6'0" max, split landing

Bedroom 1

13'5" x 15'9" max plus bay

Bedroom 2

14'4" x 9'2" max

Bedroom 3

9'7" x 9'7" max

Bathroom

6'2" x 6'2" max

Landing

6'0" x 13'4" max

Bedroom 4

14'6" x 8'2" max plus dormer

Storage

6'2" x 3'4" max

Bedroom 5

8'7" x 9'4" 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: No official parking with this property, there is On street parking available only on a first come first serve basis, when available, limited to one hour 9 am – 7 pm Monday to Saturday.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating

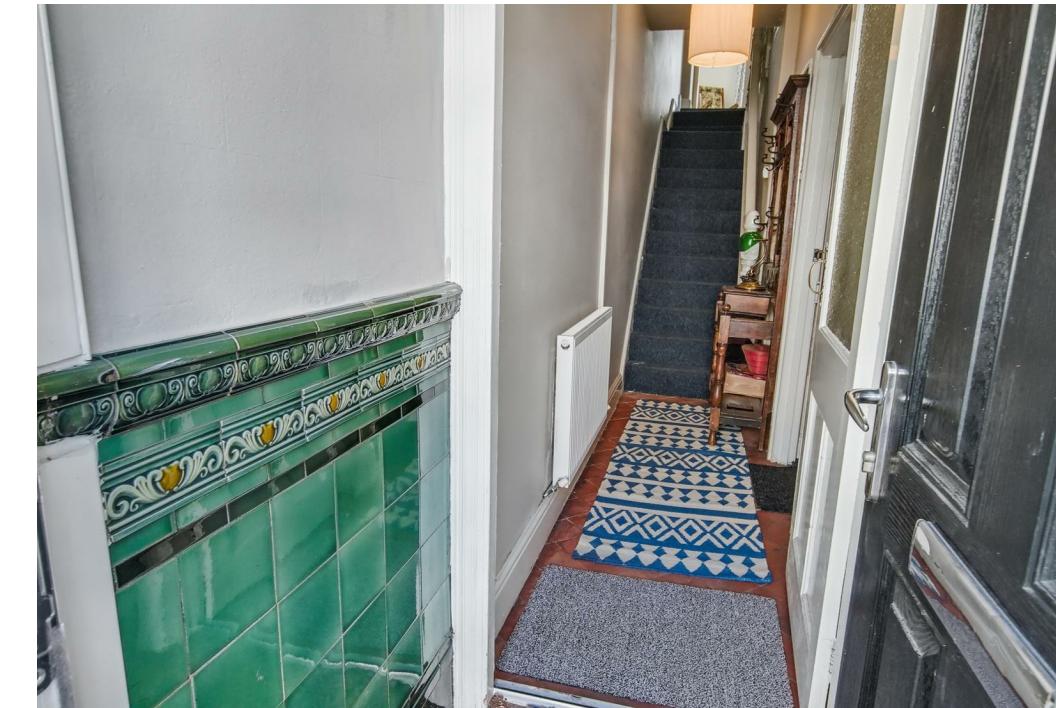
BROADBAND: Not Connected – TYPE – Superfast / Standard is available in the area. – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE –

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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 no issues that they are aware of.

RESTRICTIONS: The seller has advised that the property is within a conservation area.





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. Also, properties in our areas are subject to higher rates of Council Tax for

additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND PROOF OF FUNDS:

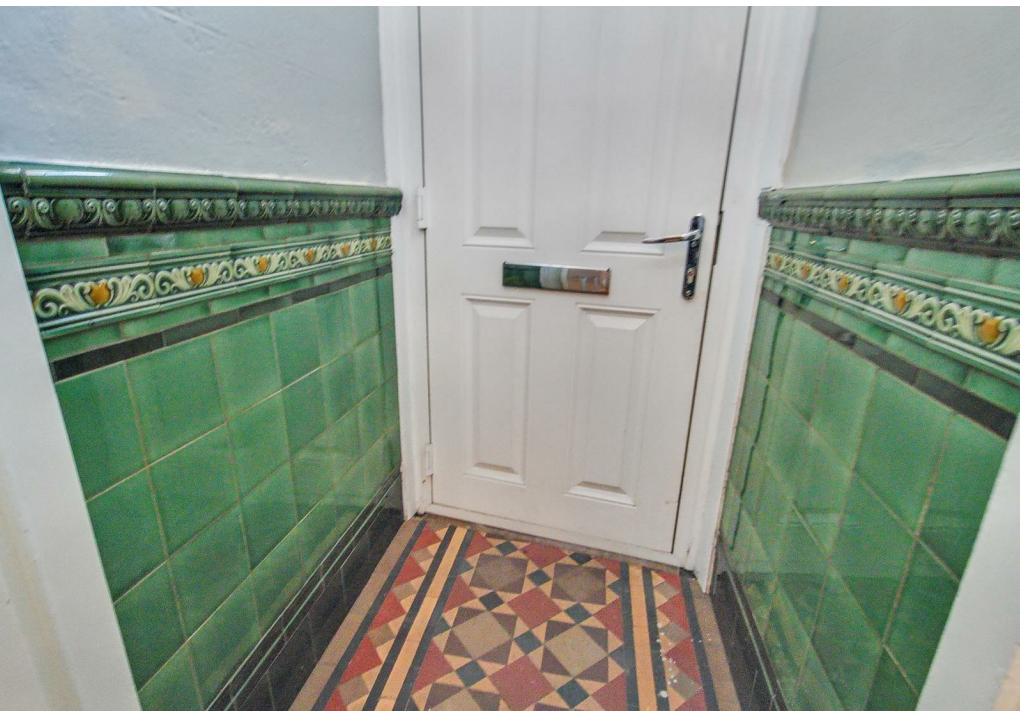
As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility 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 property



needs some finishing off in places with decorating. No official parking with this property, there is On street parking available only on a first come first serve basis, when available, limited to one hour 9 am – 7 pm Monday to Saturday. The loft was converted decades ago (it may even have been built this way, the owners do not know) the head height leading up the second set of stairs is a bit limited in one place and there is some restricted head room in the bedrooms. The garden is a small courtyard only. This property is within a conservation 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.

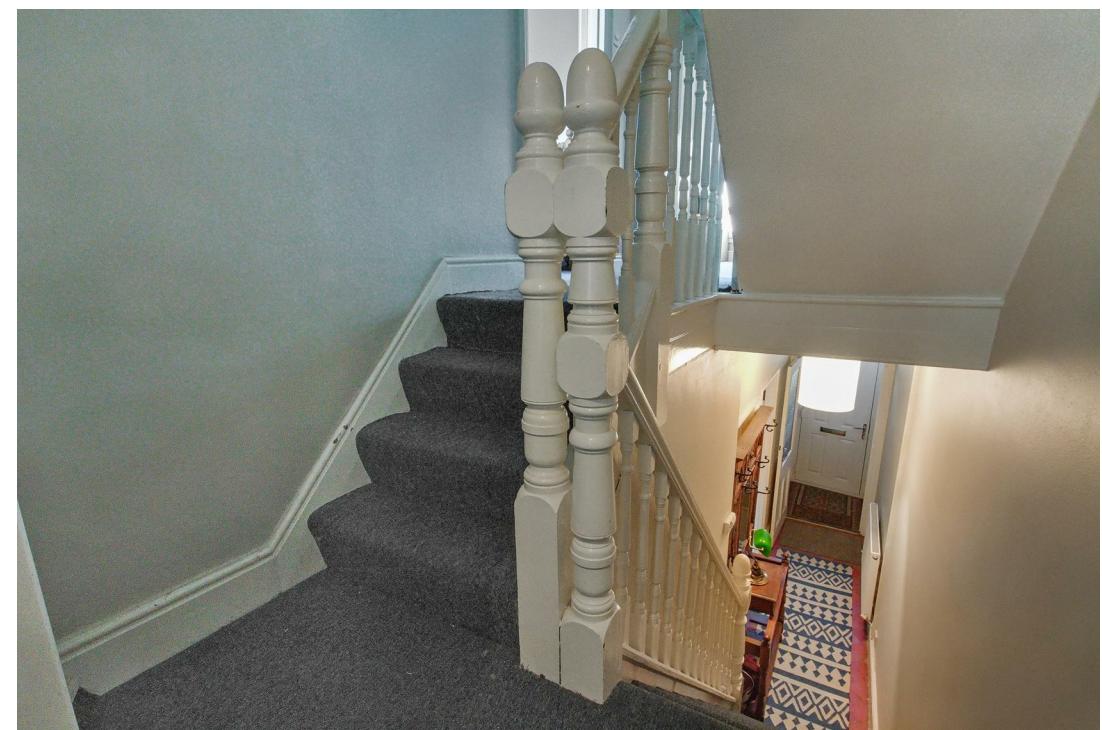
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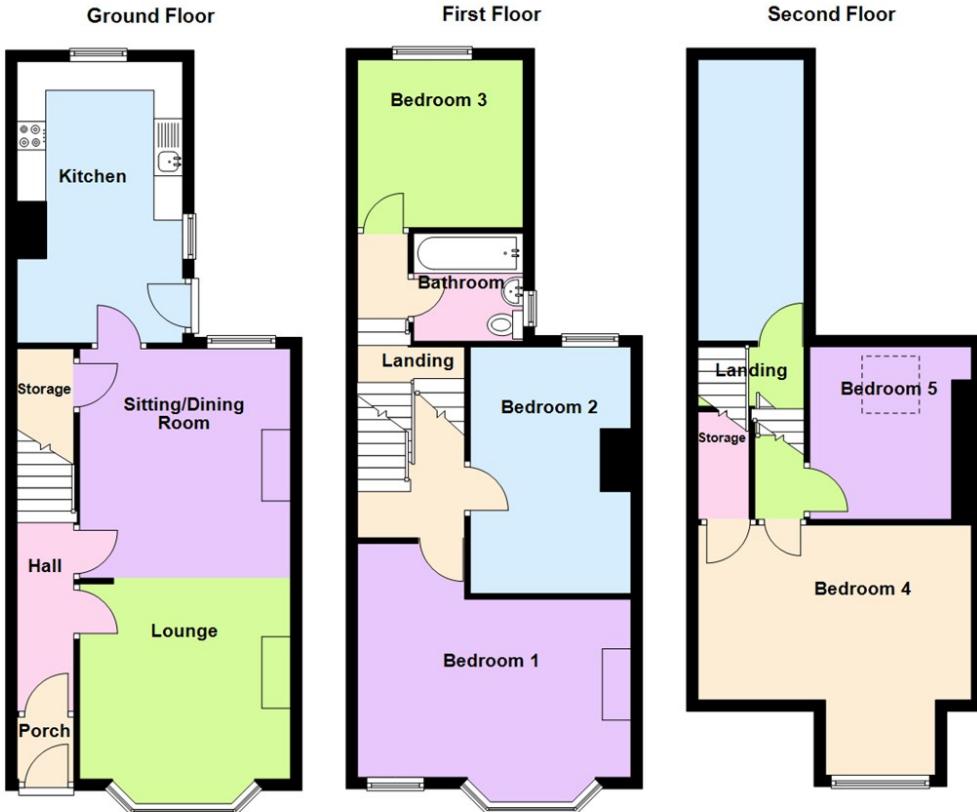




DIRECTIONS:

Head along Cardigan high street and turn right to go around the one-way system, as you go down Feidr Fair you will see this property on the right-hand side, just a few doors down from the beginning of this street. What3Words – [///hedgehog.helpless.fixture](https://what3words.com/hedgehog/helpless.fixture)

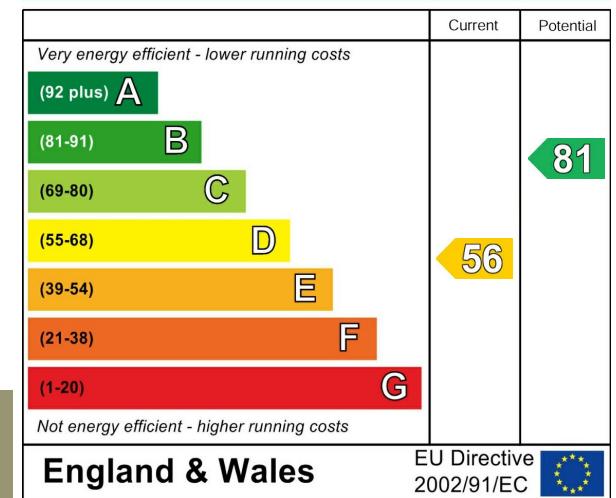




Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.



Energy Efficiency Rating



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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