

CARDIGAN
BAY
PROPERTIES
EST 2021

Moryan, Napier Gardens, Cardigan, SA43 1EG

Offers in the region of £340,000

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- Traditional Three-Bedroom Detached Home
- Additional Attic Room Previously Used as Fourth Bedroom
- Three Reception Rooms Plus Sunroom
- Family Bathroom & Downstairs WC
- In Need of Modernisation
- Garden With Countryside Views
- Off-Road Parking for One Vehicle
- Convenient Cardigan Town Centre Location
- No Onward Chain
- EPC Rating: TBC



About The Property

Looking for a detached family home in Cardigan with generous living space and scope to modernise? This three-bedroom property offers an additional attic room previously used as a fourth bedroom, three reception rooms, a sunroom, gardens with countryside views, off-road parking and a convenient town centre location, all with the benefit of no onward chain.

Set within an established residential area of the popular market town of Cardigan, this traditional three-bedroom detached home offers generous accommodation arranged over three floors, including an additional attic room previously used as a fourth bedroom. In need of modernisation, the property provides an excellent opportunity for new owners to update the interior to suit their own tastes, with flexible living spaces, attractive character features and a lovely open countryside outlook to the rear. The town's shops, schools and everyday amenities are within easy reach, as is the beautiful coastline of Cardigan Bay.

Access to the property is via an attractive brick-arched entrance, with a decorative coloured glazed front door opening into the entrance hallway. From here, a timber staircase leads to the first floor, with doors providing access to the principal reception rooms and kitchen.

The lounge sits at the front of the property and features a bay window with decorative coloured glazing, allowing natural light into the room, together with a fireplace providing a central focal point. A separate sitting room to the rear also features a fireplace, with sliding patio doors opening directly onto the rear patio and garden, enjoying views across the neighbouring field.

Details Continued:
The kitchen is fitted with a range of wall and base units, worktop space, a mains gas-fired Rayburn, quarry-tiled flooring and a useful built-in pantry cupboard. A window overlooks the rear garden and neighbouring field. There is scope to modernise the kitchen to create a practical space for everyday family living, while retaining the Rayburn as a characterful feature if desired.

An adjoining inner hallway gives access to a separate dining room, utility room, downstairs WC and sunroom. The dining room benefits from windows to two aspects and offers flexibility as an additional family room, home office or space for entertaining. The separate utility room features a Belfast sink and provides useful additional space away from the main kitchen.

The sunroom is a particularly nice addition to the accommodation, with tiled flooring, decorative glazing, exposed brickwork and windows overlooking the garden and neighbouring field. External doors provide access to both the side and rear garden areas, making this a pleasant spot to sit and enjoy the outlook.

The staircase rises to the first-floor landing, where a colourful feature window adds character and natural light. There are three bedrooms on this floor, two of which are generously proportioned doubles. The principal bedroom features an attractive bay window to the front, while the second bedroom overlooks the rear garden and field beyond. The third bedroom is positioned at the front of the property and could equally serve as a home office if required.

The family bathroom comprises a bath, separate shower enclosure, pedestal wash hand basin and WC, with partly tiled walls.

A further permanent staircase leads to the second-floor landing and a spacious attic room, which has previously been used as a fourth bedroom by the owners. This characterful room features exposed ceiling beams, a painted brick chimney breast, roof windows, fitted cupboards, eaves storage and a vanity wash hand basin. A separate walk-in wardrobe provides additional storage, with some restricted headroom due to the sloping ceilings. Whilst this room has previously been used as bedroom accommodation, the attic conversion has not received formal Building Regulations sign-off and is therefore not included in the advertised bedroom count.

Externally:
The property benefits from a paved driveway to the front providing off-road parking for one vehicle, with planted borders and a lawned garden extending along the side of the house. Paths provide access around to the rear garden.

The rear garden is predominantly lawned, with raised paved patio areas accessed from both the sitting room and sunroom, providing space for outdoor seating and dining. A timber garden shed and greenhouse, both included in the sale, complement the established shrubs, planted borders and timber pergola, offering plenty of opportunity for those who enjoy gardening.

One of the most appealing aspects of the property is its open countryside outlook across the neighbouring field, with mature trees and distant countryside views creating a lovely backdrop to the garden despite its convenient town centre location.

This property offers plenty of scope to create a comfortable family home in an established and convenient location. Viewing is recommended to appreciate the space, setting and potential this home has to offer.

INFORMATION ABOUT THE AREA:
Cardigan is a historic market town situated on the banks of the River Teifi, offering a good range of independent shops, supermarkets, cafés, restaurants, primary and secondary schools, a theatre, cinema and healthcare facilities. The nearby beaches at Poppit Sands and Mwnt, together with the coastal paths and picturesque villages along the Cardigan Bay coastline, make this a well-positioned home for enjoying both town and coastal living in West Wales.

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.

Entrance Hallway
6'9" x 11'3"

Lounge
16'11" x 11'0"

Sitting Room
12'9" x 11'10"

Kitchen
10'11" x 13'8"

Rear Hallway
2'10" x 6'2"

Dining Room
8'6" x 14'0"

Utility Room
5'1" x 6'3"

WC
5'2" x 2'7"

Sunroom
7'3" x 12'3"

Landing
7'0" x 8'3"

Bedroom 1
13'8" x 12'6"









Bedroom 2
13'7" x 11'0"

Bedroom 3
10'1" x 8'9"

Bathroom
10'1" x 5'11"

Attic Landing
10'0" x 5'0"

Attic Room
13'9" x 13'10"

Walk-in Closet
6'10" x 4'0"

IMPORTANT MATERIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: E - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains Electricity
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
BROADBAND: Not Connected but available in area - 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 no issues that they are aware of.
RESTRICTIONS/COVENANTS: 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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties
Property in need of modernisation.

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.

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.

HW/MC/11/26/OK






















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DIRECTIONS:

From Cardigan take the A487 past Tesco toward the town centre, turn left just before Spar, follow road then turn right on to Napier Gardens, where the property will be on your left denoted by our For Sale Board. What3Words: ///detergent.rescue.probable









Energy Efficiency Rating

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

Contact Maddie on 01239 562 500 or maddie@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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