

CARDIGAN
BAY
PROPERTIES
EST 2021

Trenewydd, Tenby Road, Cardigan, SA43 3AH

Offers in the region of £250,000

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- Four-Bedroom Semi-Detached House
- In Need of Modernisation
- Bedroom Three with En-Suite Shower Room
- Mature Rear Garden with Patio
- Freehold – Mains Gas Central Heating
- Three Reception Rooms Including Sunroom
- Main Bedroom with Bay Window
- Family Bathroom and Separate Utility
- Garage, Garden Shed and Driveway Parking
- EPC: TBC



About The Property

Looking for a spacious four-bedroom family home in Cardigan with plenty of potential to make it their own? This semi-detached property offers three reception rooms, an en-suite bedroom, garage, driveway parking and a mature rear garden, all within easy reach of Cardigan town centre and the beautiful West Wales coastline.

Situated along Tenby Road in the popular market town of Cardigan, this four-bedroom semi-detached house offers generous and flexible accommodation, a mature rear garden, garage and off-road parking. With three reception rooms, a separate utility room, family bathroom and an en-suite shower room, the property has plenty to offer a growing family or anyone looking for a home with room to make changes over time.

The house would benefit from modernisation and some general updating, providing an opportunity to refresh the interiors and create a home to suit individual tastes and requirements. Its traditional layout, well-proportioned rooms and established garden are all appealing features, particularly for those looking for a property with potential in a convenient Cardigan location.

A driveway to the front provides off-road parking for approximately two vehicles, with the additional benefit of an attached garage with an electric up and over door. The front entrance opens into a hallway with stairs rising to the first floor and access to the main ground-floor accommodation.

The lounge is positioned at the front of the property and features a bay window, bringing natural light into the room and adding character to the space. There is room for a comfortable seating arrangement, making this a practical everyday living area. The room would benefit from decorative updating, offering the opportunity to create a comfortable family lounge.

Details Continued:
Alongside the lounge is a separate dining room, another well-proportioned reception room with space for a dining table and additional furniture. Having a dedicated dining room is a useful feature for family meals and entertaining, while also providing flexibility should a different use be preferred.

The kitchen is centrally positioned within the ground floor, with access from the hallway and through to the dining room. It provides the main cooking area, with scope for updating the fittings and finishes to create a more contemporary kitchen.

Beyond the kitchen is a separate utility room, which offers valuable additional space for household appliances and day-to-day practicalities. The utility also has a WC, adding convenience to the ground-floor accommodation.

To the rear of the house is the sunroom, which provides a further reception area overlooking the garden. With windows along the rear and doors opening onto the outside space, this room offers a pleasant connection between the house and garden. It could be used as an additional sitting room, informal dining area or family space, depending on requirements.

The combination of the lounge, dining room and sunroom gives the ground floor a flexible layout, with separate areas for relaxing, dining and everyday family activities.

Stairs rise from the entrance hallway to the first-floor landing, which provides access to all four bedrooms and the family bathroom. There are also built-in storage cupboards along the landing, together with access to the attic, which is ripe for conversion.

Bedroom one is a well-proportioned double room positioned at the front of the property, featuring a bay window and fitted wardrobes. The bay window adds character and provides a pleasant feature within the room, while the fitted storage is useful for keeping the bedroom organised. The room offers good scope for cosmetic updating.

Bedroom two is another double bedroom, also positioned towards the front of the house. With space for a double bed and bedroom furniture, this would work well as a family bedroom, guest room or additional main bedroom.

Bedroom three is located towards the rear and benefits from its own en-suite shower room. The en-suite is fitted with a shower enclosure, wash hand basin and WC, together with tiled walls, fitted storage and a heated towel rail. Having a second bathroom facility is a practical advantage for family living or visiting guests.

The fourth bedroom is a smaller room, which could be used as a child's bedroom, nursery, study or home office. With more people now working from home, having a separate room that can be dedicated to office use is a useful addition.

The family bathroom is fitted with a bath and shower attachment, wash hand basin and WC. It also benefits from tiled walls, two obscured-glass windows and a heated towel rail. Although the bathroom would benefit from some updating, it provides a practical facility for the household.

The property is freehold and benefits from mains gas central heating, with mains electricity, water and drainage connected. As this is a probate property, limited information is available regarding the age, condition and maintenance history of the various installations and systems.

Overall, this is a traditionally arranged four-bedroom semi-detached house offering a good amount of internal accommodation and outside space. Although modernisation is required, the combination of three reception rooms, four bedrooms, two bathroom facilities, garage, parking and established gardens provides a good starting point for creating a comfortable family home.

With Cardigan town centre and its amenities close by, along with access to the beaches and countryside of Cardigan Bay, this property offers an opportunity to purchase a home with potential in a popular part of West Wales.

Early viewing is recommended to appreciate the accommodation, garden and possibilities this property has to offer.

Externally:
Outside, the rear garden is one of the property's most appealing features. Extending away from the house, it offers a combination of patio areas, grassed sections, established shrubs, mature trees and hedging. The planting gives the garden an established feel, with different areas that could be developed and enjoyed in a variety of ways.

Immediately outside the sunroom is a paved patio, providing space for outdoor seating or dining. From here, the garden continues through grassed areas with pathways and mature planting, creating a setting with plenty of greenery and interest.

The garden would benefit from some attention and maintenance, but offers considerable scope for someone interested in gardening or looking to develop the outside space further. There is room to create additional seating areas, introduce flower beds or establish vegetable-growing areas, subject to individual preferences.

A detached garden shed provides useful storage for gardening equipment, tools and outdoor items. The property also benefits from an attached garage with an up and over electric door, which offers further storage or vehicle accommodation, subject to suitability.

The driveway provides off-road parking for approximately two vehicles, an important practical feature for a family home within the town.

INFORMATION ABOUT THE AREA:
Cardigan is a popular historic market town situated on the banks of the River Teifi, close to the border between Ceredigion and Pembrokeshire. The town offers a good selection of independent shops, supermarkets, cafés, restaurants, healthcare facilities, primary and secondary schools, and leisure amenities, including a swimming pool and leisure centre. Cardigan Castle and the riverside area are popular local attractions, while the town is also known for its independent businesses and community events. The nearby villages of St Dogmaels and Cilgerran offer additional amenities and places to explore, while the beaches at Poppit Sands, Mwnt and Aberporth are within easy driving distance. The wider Cardigan Bay coastline is known for its sandy beaches, coastal walks and attractive countryside, making this a popular area for families and those looking to enjoy life 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.

Hallway
6'5" x 13'3"

Lounge
13'0" x 9'8"

Dining Room
9'10" x 13'1"

Kitchen
7'10" x 9'5"

Utility Room
6'3" x 10'7"

Sunroom
12'4" x 10'6"

Landing
3'1" x 8'0"

Bedroom 1
11'7" x 14'7"

Bedroom 2
10'4" x 10'10"









Bedroom 3
9'7" x 9'5"

En-Suite
6'5" x 6'0"

Bedroom 4
7'11" x 8'11"

Bathroom
7'10" x 6'2"

Garage
9'8" x 15'10"

Shed
8'5" x 9'3"

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

COUNCIL TAX BAND: D - Ceredigion County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking/ Garage Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
BROADBAND: Not Connected *** 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 -Due to this property going through probate the executors are not able to provide us with this information. Please refer to your solicitor.
RESTRICTIONS/COVENANTS: Due to this property going through probate the executors are not able to provide us with this information. Please refer to your solicitor.
RIGHTS & EASEMENTS: Due to this property going through probate the executors are not able to provide us with this information. Please refer to your solicitor.
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 There is limited information available about this property as it is currently subject to probate. An application for probate has been submitted, but the process is estimated to take approximately 16–20 weeks. The sale will not be able to complete until probate has been granted. 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.

TR/MC/10/26/OK
Please Note: These details are draft, we are awaiting approval from our vendors. Please call our office to discuss this before arranging to view it internally or externally.








ICEKING
25 YEARS
Vaillant














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DIRECTIONS:

From Cardigan town centre, follow the signs for Tenby, joining the A478 (Tenby Road). Continue along this road. As the turning for Golwg Y Castell and the bus stop come into view on the right-hand side, the property can be found opposite on the left-hand side of the road. Denoted by our for sale sign For the exact location, please use What3Words: ///cherub.herds.conspire.









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 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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