

CARDIGAN
BAY
PROPERTIES
EST 2021

36 Drawbridge, Queens Terrace, Cardigan, SA43 1LJ

Auction Guide £75,000

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- Substantial Semi Detached House,
- AUCTION PROPERTY: GUIDE PRICE* £75,000 + fees
- 5 Bedrooms, Inc 1 on Ground Floor, and further storage rooms
- Rear Garden with Side access
- Mains Gas Central Heating
- Bidding opens on 16/12/2026 12:00 and ends on 16/12/2026 14:00.
- AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged
- Character Features
- Central, Cardigan Town Location
- EPC Rating : D



About The Property

AUCTION PROPERTY: GUIDE PRICE £75,000+ FEES.*

For sale by unconditional online auction. Registration opening soon.

Bidding Opens: 16th December 2026 at 12:00 noon
Scheduled End Date: 16th December 2026 at 2:00pm

AUCTION VIEWING DATES:
Wednesday 25th November 11am to 11.30am
Saturday 5th December 2pm to 2.30pm
Wednesday 9th December 11am to 11.30pm

Please register to bid with Town + Country Property Auctions prior to the auction date.
https://southwales.townandcountrypropertyauctions.co.uk/lot/details/aab4d7c6-d988-4b20-9b47-f606585e6e44

Looking for a substantial town property with flexible living space and income potential? This five-bedroom home in the heart of Cardigan offers accommodation arranged across three floors, a useful ground-floor bedroom suite ideal for multi-generational living or potential Airbnb use, and a rear garden with a stream beyond.

Set within the popular market town of Cardigan in West Wales, close to the stunning coastline of Cardigan Bay, this versatile property offers an opportunity for buyers seeking space, flexibility and potential. Currently arranged as a substantial family home, the layout could also suit those looking to create a guest house, B&B or dual living arrangement, subject to any necessary consents.

The property is entered directly from the street into an entrance porch, which leads through to the main lounge. This comfortable reception room features a fireplace with gas fire and surround, creating a cosy focal point, while stairs rise to the first floor. A useful cellar can be accessed from beneath the stairs, providing two cellar rooms beneath the lounge and dining room areas, ideal for storage or hobby space.

The dining room continues the character of the home with an exposed stone feature wall and fireplace, giving the room plenty of personality. From here, there is access to the fitted galley kitchen and the rear porch/lean-to area.

Continued:
Positioned off the kitchen is a particularly useful ground-floor bedroom and shower/wet room. With patio doors opening towards the rear garden, this section of the house offers flexibility for multi-generational living, guest accommodation or potential holiday letting, subject to any necessary consents.

Upstairs, the 1st floor has a 2 bedrooms a dressing room and a shower room, while the top floor (with restricted head space going up to the top floor) has a further 2 bedrooms and 2 additional storage rooms.

Outside, the rear garden has been landscaped to make the most of the space available, with decked seating areas, gravelled sections for outdoor dining, planted borders and enclosed boundaries. Beyond the rear wall runs a stream, adding an attractive backdrop to the garden. Shared side access leads through to the rear garden for convenience.

Cardigan itself remains one of the most sought-after towns in the area, offering independent shops, cafés, restaurants, schooling and easy access to the beautiful coastline and beaches of Cardigan Bay. This property combines town convenience with adaptable accommodation, making it an interesting option for a variety of buyers.

AUCTION INFORMATION AND FEES
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FULL INFORMATION FOUND ON SOUTHWALES.TOWNANDCOUNTRYPROPERTYAUCTIONS.CO.UK WEBSITE - https://southwales.townandcountrypropertyauctions.co.uk/lot/details/lot-d4172e6d-d988-4b20-9b47-f606585e6e44

UNCONDITIONAL LOT:
Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

AUCTION - MORTGAGE BUYERS
This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information about our mortgage options and to explore your financing options please do not hesitate to contact us - we are here to help.

Entrance way
4'9" x 3'3"

Lounge
12'9" x 17'1"

Living / Dining Room
12'11" x 14'0"

Rear Porch
12'1" x 14'0"

Kitchen
17'0" x 6'11"

Cellar

Bedroom 1
10'8" x 16'2"

Wet Room
7'8" x 8'2"

Landing
7'1" x 13'11"

Shower Room
5'4" x 7'1"

Bedroom 2
10'11" x 12'11"

Bedroom 3
10'10" x 12'11"

Dressing Room
5'8" x 6'10"

Landing
7'0" 11'6"

Storage Room 1
6'10" x 7'0"

Bedroom 4
10'5" x 12'10"









Bedroom 5
10'5" x 12'9"

Storage Room 2
6'11" x 6'11"

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
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas (Mains) boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - Standard ***speeds - up to 17 Mbps Download, up to 1 Mbps upload *** Satellite. - 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: The seller has advised that there are none that they are aware of. / details...(e.g. listed building, covenants, restrictions of use, use of land etc)
RIGHTS & EASEMENTS: The seller has advised that the neighbour has a right of way through a section of the 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. 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. Natural Resources Wales classify the property in a "Low flood risk" area as it is located close to the Mwldan stream, no official parking with property there is a council car park where yearly permits available (pls enquire with them for further information), the stairs to the top floor has restricted head space, And the neighbour has a right of way down the side alleyway to access their 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/OK/06/21





















DIRECTIONS:

As you enter Cardigan Town from A487 drive around the Castle walls and up Grovesnor hill, as you reach the top of the hill just before the High Street, turn left down Quay Street, continue down road and around the corner, pass a small parking area, and the property is located on the left, denoted by our For Sale Board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	58	
(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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