

CARDIGAN
BAY
PROPERTIES
EST 2021

Trecenydd, Napier Gardens, Cardigan, SA43 1EG

Offers in the region of £390,000

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- Detached five-bedroom family home
- Mains gas central heating
- Spacious living room and separate dining room
- Useful workshop, laundry room and storage area
- Rear garden backing onto open fields
- Located within Cardigan town
- Four first-floor bedrooms and one ground-floor bedroom
- Conservatory overlooking the rear garden
- Off-road parking to the front
- EPC : TBC



About The Property

Looking for a substantial family home within walking distance of Cardigan town amenities?

This impressive five-bedroom detached house offers generous accommodation across two floors, excellent parking, useful workshop and storage space, and a pleasant rear garden backing onto open fields. Well presented throughout and benefiting from mains gas central heating, it provides the ideal combination of town convenience and family-sized living in the heart of West Wales.

Situated within the popular market town of Cardigan, this detached home offers far more space than first impressions suggest. The accommodation extends to over 160 square metres and has been carefully maintained to provide comfortable family living, with a practical layout that would suit a wide range of buyers.

The property is approached via a driveway providing off-road parking, with a welcoming entrance porch leading into the main hallway. Attractive parquet flooring immediately adds character and warmth, setting the tone for the rest of the house.

The living room is a particularly good-sized reception space, offering plenty of room for family gatherings and everyday living. A feature fireplace creates a focal point, while sliding doors open directly into the conservatory, allowing the accommodation to flow naturally into the garden-facing areas of the home. The conservatory enjoys pleasant views over the rear garden and neighbouring field, providing a lovely spot to sit with a morning coffee or enjoy the changing seasons.

Adjacent to the living room is a separate dining room, creating a practical space for family meals and entertaining. The kitchen is fitted with an extensive range of wall and base units, providing ample storage and worktop space. The layout works well for busy family life, with easy access to the dining room and rear utility areas.

Continued:
Beyond the kitchen lies a highly useful section of the property incorporating a laundry room, cloakroom/WC and a substantial storage area. This part of the house offers excellent flexibility and could serve a variety of purposes depending on requirements. There is also external access from this area, making it ideal for those returning from walks, gardening or hobbies.

The ground floor also benefits from a double bedroom, providing flexibility for multi-generational living, guests, or those seeking accommodation on one level.

The first floor continues to impress with four further bedrooms arranged around a central landing. The principal bedroom is particularly spacious and enjoys views towards the rear. The remaining bedrooms offer excellent versatility for family members, guests, home working or hobbies.

A modern shower room serves the first floor accommodation, complemented by a separate WC, helping to ease the demands of busy family life.

A further advantage of the property is the generous attic space, which currently provides excellent storage. The size of the area may offer potential for conversion into additional accommodation, a home office, hobby room or other useful living space, subject to any necessary planning permissions, building regulations and consents. This adds another layer of flexibility to an already substantial family home.

To the front of the property is a driveway providing off-road parking, together with low-maintenance frontage.

The rear garden has been designed for ease of upkeep, with paved seating areas directly accessible from the conservatory and kitchen. A range of mature planting adds colour and interest throughout the year, while the garden enjoys an open aspect across neighbouring fields, creating a surprisingly pleasant outlook considering the property's convenient town location.

A detached workshop provides excellent storage and workspace for DIY enthusiasts, gardeners or those needing room for hobbies and projects. The additional storage room attached to the house further enhances the practicality on offer.

The Location

Cardigan remains one of the most sought-after towns in West Wales, offering a good range of independent shops, supermarkets, cafes, restaurants, schools, leisure facilities and healthcare services. The town sits on the banks of the River Teifi and provides a vibrant community atmosphere throughout the year.

The stunning coastline of Cardigan Bay is only a short drive away, with popular beaches at Poppit Sands, Mwnt, Aberporth and Llangrannog all within easy reach. The nearby Ceredigion and Pembrokeshire coastlines offer miles of scenic walking, beautiful coves and opportunities to enjoy the best of coastal West Wales.

This is a substantial family home offering flexible accommodation, practical outbuildings and excellent access to both Cardigan town and the beautiful Cardigan Bay coastline. Properties of this size and versatility in such a convenient location are always popular, making early viewing highly recommended.

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.

Porch
5'0" x 6'10"

Hallway
7'2" x 14'0"

Lounge
15'6" x 11'8"

Conservatory
9'3" x 10'0"

Dining room
11'11" x 11'11"

Kitchen
19'7" x 7'2"

Rear hallway
9'11" x 2'11"

Store room
15'10" x 8'6"

Utility/Laundry Room
5'5" x 5'2"

W/C
3'1" x 5'2"

Bedroom 5
10'3" x 10'0"

Landing
7'1" x 15'4"

Bedroom 1
15'6" x 11'8"

Bedroom 2
11'11" x 11'11"

Bedroom 3
11'3" x 9'10"

Bedroom 4
10'0" x 6'11"

W/C
2'11" x 4'11"

Shower Room
5'10" x 4'10"









Workshop
9'1" x 11'4"

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
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains) servicing the hot water and central heating
BROADBAND: Connected - Standard ***- up to 18 Mbps Download, up to 1 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - 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. A small garden to the rear. The garage door was historically removed and replaced with an ordinary door to create a storage room.

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.

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BIRD FEED
100%
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DIRECTIONS:

Head up Cardigan High Street onto Napier Street, then left onto Napier Gardens, continue up the road, and the property is the 3rd property up, located on the right.









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 Ruth on 01239562500 or ruth@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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