



13 Brecon Terrace, St. Dogmaels Road, Cardigan, SA43 3AT

Offers in the region of £199,950



CARDIGAN
BAY
PROPERTIES

EST 2021



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13 Brecon Terrace, St. Dogmaels Road, SA43 3AT

Offers in the region of £199,950

- Mid terrace property on the edge of Cardigan town
- Two reception rooms with fireplace features
- Ground floor bathroom with electric shower over bath
- Gravelled garden to front and part-paved outdoor space to rear
- Convenient location with easy access to town and coast
- Three bedrooms including front-facing main with River Teifi views
- Kitchen and dining area with open-plan layout
- Useful under-stairs storage and built-in cupboard in second bedroom
- Rear off-street parking with bin storage area tucked away
- EPC Rating : D

About The Property

Set just outside Cardigan on the way to St Dogmaels, this modernised mid terrace property brings together classic character and practical space. A few steps lead up past a metal gate and onto a gravelled terrace-style garden that gives a bit of breathing room from the road. The front door opens into a small entrance hall with access to the front lounge. A bay window adds light, while the fireplace—with its slate hearth and wooden surround—anchors the room in a traditional feel.

Back through the hallway, there’s a handy storage cupboard under the stairs and then into the second sitting room. Another fireplace adds a focal point here too, and the space works well as a more relaxed living area or could easily double as a snug or reading spot. Stairs to the first floor are also found here, tucked neatly to one side, and a door connects this room to the dining space.

The kitchen and dining areas are semi-open-plan. The kitchen runs along two sides, with a range of both base and wall units, gas hob, oven and an extractor fan. A tiled floor keeps things simple and there’s space and plumbing for a washing machine. Above, a PVC roof brings in good daylight to this part of the house. The dining area continues the run of base units, useful for storage or extra workspace, and there’s room for a small table and chairs.

Off the rear hallway is the modern family bathroom. It has a straightforward layout with a bath, electric shower over, WC and basin—functional yet thoughtfully designed.

Upstairs, the landing leads to three bedrooms. The front bedroom is the biggest, with space for a double bed and a view that stretches across to the River Teifi. Bedroom two is also a double and includes a built-in storage cupboard, which could easily take a wardrobe or be used for linen. The third bedroom is a single and has a small step down into it, making it a good fit for a child’s room, office, or hobby space.



Continued:
Outside, the back of the property is practical and tidy. There’s a gravel parking space for a couple of cars and a gravel and paved seating area behind the house—an easy-care option for anyone not keen on lawn maintenance. There are a few steps from the back door up to the main part of the garden, which also includes a tucked-away space useful for bins or extra storage.

It’s a straightforward house with a flexible layout and good bones.

The location puts Cardigan within walking distance, while also giving quicker access towards St Dogmaels and the coast beyond. Ideal for someone looking to move straight in. It’s a spot that works for both everyday living and longer-term potential.

- Entrance Hall
14'7" x 3'0"
- Lounge
12'11" x 9'6" (into bay)
- Living Room
12'11" x 8'8"

Kitchen/Dining Room

14'7" x 12'6"

Rear Hallway

4'5" x 5'10"

Bathroom

6'9" x 5'11"

Landing

15'5" x 3'2"

Bedroom 1

13'3" x 10'5"

Bedroom 2

11'11" x 9'6"

Bedroom 3

7'9" x 7'9"

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: Off-Road 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: 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 - The seller has advised
that there are none that they are aware
of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has
advised that they have a right of way to
access their parking area and garden to
the rear

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 is a building plot
across the road to the front of the
property, also further down the road,
there is a potential redevelopment site
where the old greenhouses are sited, for a
possible 7 dwellings.





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.

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 via our partners, Lifetime Legal, at a cost of £55 per property transaction. We will arrange for them to call you once an offer has been accepted. 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.

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. There is parking to the rear of the property via a private lane that this row of houses can access. there is a building plot opposite the property across the road

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/05/25/OK/TR













DIRECTIONS:

From Cardigan head over the old stone bridge and turn right for St Dogmaels. As you go up the hill the property is located on the left-hand side, it is the last but one, just before the lane on the left. denoted by one of our boards.





Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 79 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Contact Claire on 01239 562 500 or claire@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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