



CARDIGAN  
BAY  
PROPERTIES

EST 2021

17, Feidrfair, Cardigan, SA43 1EB  
Offers in the region of £69,950



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F







# 17, Feidrfair, SA43 1EB

- Charming 1 bedroom mid terrace cottage
- No garden or parking
- Ideal affordable home
- Walking distance to town amenities
- Approx 3 miles to Poppit Sands Beach
- Located in the historic town of Cardigan
- Convenient central town location
- In need of updating and modernising
- Investment opportunity
- EPC rating: F

## About The Property

An opportunity to refurbish a one-bedroom property in the centre of Cardigan town with great potential to turn this terraced house into comfortable and affordable living accommodation or rental. Cardigan (Aberteifi) sits on the estuary of the river Teifi with its rich heritage and many shops, pubs, cafes, restaurants, leisure centres, schools and cultural events. It is also only a short drive away from the sandy dunes of Poppit Sands and the many beaches and walks in and around Cardigan Bay.

Enter the house through the front door off the pavement into a small hallway with stairs to the first floor directly in front and a door leading into the living room. The living room is in need of updating with a window to the front overlooking the street, a gas fireplace, a bar area and a brick feature. There is storage under the stairs and a sliding door into the kitchen area to the rear of the property. The kitchen is accessed via a hallway with shelving at one end, an exposed concrete floor (with manhole cover), and opens out into a small kitchen with a sink, space for an electric cook and limited under-counter units which are in need of replacing. This space does not have a window but is flooded with natural light from a skylight in the ceiling above and could be cleverly designed to become a unique and functional space-saving kitchen.

The staircase to the upper level is quite narrow but has a frosted window at the top offering natural light over the stairs. There is a sliding door opening into the double bedroom with a window to the front and a built-in storage cupboard which also houses the hot water tank with an electric immersion heater. Off the bedroom, there is a door leading into the bathroom with an electric shower, W/C, wash hand basin and Velux window allowing natural light into this space.

This mid-terrace cottage with all its charm offers an affordable and comfortable space in the centre of a bustling and historic market town.

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## Rooms

Hallway/Landing/Staircase	3'0" x 10'9" (max) (0.93 x 3.28 (max))
Living room	10'10" x 13'3" (max) (3.32 x 4.05 (max))
Kitchen hallway	3'4" x 8'6" (max) (1.04 x 2.60 (max))
Kitchen	5'7" x 7'1" (max) (1.723 x 2.160 (max))
Bedroom 1	10'10" x 7'3" (max) (3.31 x 2.22 (max))
Bathroom	3'8" x 7'6" (max) (1.13 x 2.31 (max))







## Directions

Turn off the A487 by Tesco in Cardigan and continue down the B4548 (Aberystwyth) road toward the centre of town. Keep going straight onto North Road past Spar Convenience Store and follow the road round to the left, onto the one-way system and Feidrfair Road. The property is located on this road, on the right-hand side, just before you get to the right-hand turn onto Williams Street. One of our boards will be displayed on the property.

## 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.

### IMPORTANT INFORMATION:

**VIEWINGS:** By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

**TAX BAND:** B Ceredigion County Council

**TENURE:** We are advised that the property is freehold

**GENERAL NOTE:** Please note that 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.

**SERVICES:** We have not tested any services to this property. We are advised that this property benefits from mains drainage.

**FLOOD RISK:** Rivers/Sea N/A – Surface Water: N/A

**COASTAL EROSION RISK:** None in this location

**BROADBAND:** None connected – PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE – <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

**MOBILE SIGNAL/COVERAGE:** Signal available, please check network providers for availability. or please [check Of Com here - https://checker.ofcom.org.uk/](https://checker.ofcom.org.uk/) (Link to <https://checker.ofcom.org.uk/>)

**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

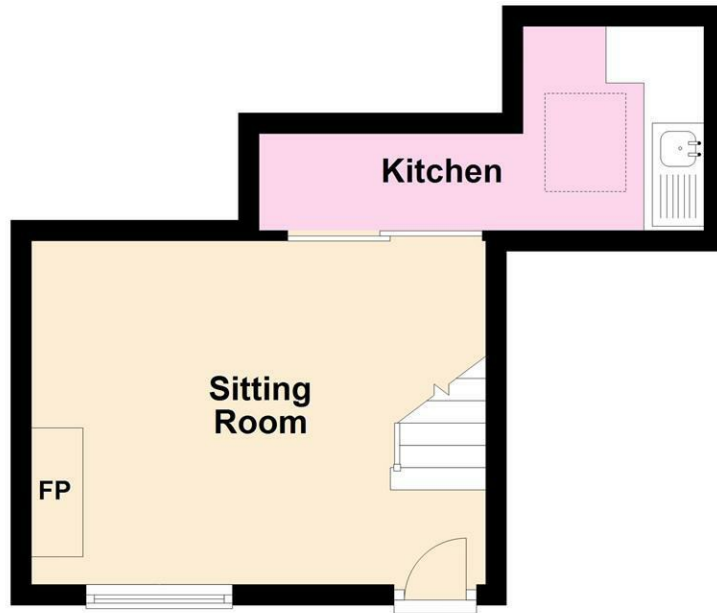








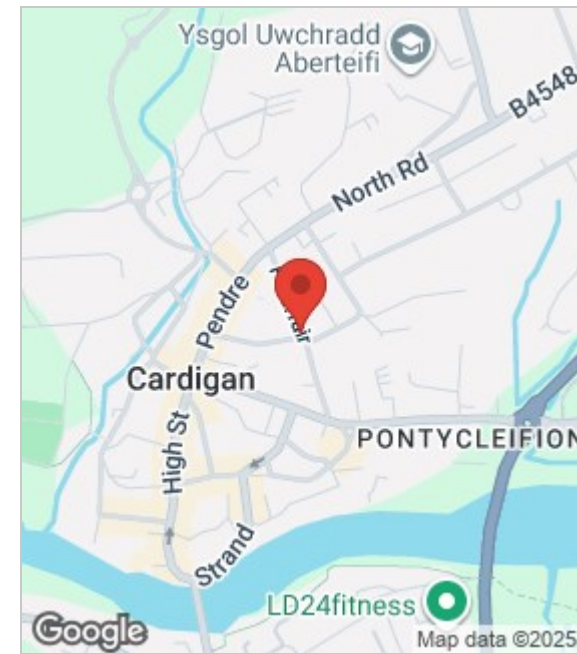
## Ground Floor



## First Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact Helen on 01239 562 500 or [helen@cardiganbayproperties.co.uk](mailto:helen@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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