



CARDIGAN
BAY
PROPERTIES

EST 2021

Rydal, Feidrfair, Cardigan, SA43 1EB

Offers in the region of £249,500





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- Victorian-style home with modern updates throughout
- Bay-fronted lounge with feature fireplace
- Utility room with stable door and additional WC
- Attic space with potential for further use
- Rear parking area with space for two cars
- Flexible layout with three to four bedrooms
- Stylish kitchen-diner with central island and Velux window
- Spacious first-floor bathroom with corner bath and separate shower
- Landscaped rear garden with patio and lawned area
- EPC Rating : D

About The Property

Tucked away in the centre of Cardigan, this Victorian-style home has been thoughtfully modernised while keeping its original character. With three to four bedrooms, spacious living areas, and a stylish kitchen-diner, this is a home that blends traditional charm with modern convenience.

Beyond the entrance porch, a part-glazed door leads into the inner hallway where parquet flooring adds warmth and character. The ground floor layout provides flexibility, with a front-facing lounge featuring a bay window and a striking fireplace with a painted wooden mantel. The second reception room, which could also serve as a fourth bedroom, includes a built-in cupboard with a display cabinet.

The kitchen has been updated to offer a practical yet stylish space, with a range of base and wall units, a gas hob, an eye-level electric oven, an American-style fridge freezer, a built-in dishwasher, a sink and drainer and a central island. A dining area sits beneath a Velux window, allowing for plenty of natural light, while a glazed door opens to the rear of the property. A stable door leads through to the utility room, which houses another sink and drainer and space for a washing machine. A separate WC adds extra convenience, and another door provides access to the back garden.

The staircase splits on the way up to the first floor, leading to a spacious bathroom with a corner bath, a separate shower (currently undergoing repairs), a vanity unit with a sink, and a WC. Further along the landing, there are three bedrooms—two doubles, both with feature fireplaces, and a single room ideal for a study or guest space.

A second staircase leads to the attic area, which has been partially divided to create an additional room alongside a walk-in storage space, offering plenty of potential.



Externally.	modern convenience, set in a central location with easy access to Cardigan's amenities.
Outside, a cast-iron gate and steps lead up to the enclosed front garden. To the rear, the garden has been thoughtfully designed, with a patio featuring a Quartz cote resin-bound stone overlay. Steps lead up to a lawned section, with further access to a rear wooden gate that opens out to the parking area, providing space for two cars.	Entrance hallway 4'0" x 4'1"
	inner Hallway 19'2" x 5'5"
	Lounge 14'6" x 13'6"
	Reception room / Bedroom 4 12'0" x 11'6"
This well-presented home offers a balance of character and	Kitchen/Diner 15'7" x 12'11"

Utility Room
9'3" x 9'4" (max l shape)

W/C
5'7" x 3'5"

Family Bathroom
9'3" x 13'1"

1st Floor Landing
14'7" x 6'4"

Bedroom 1
11'6" x 11'2"

Bedroom 2
11'3" x 11'1"

Bedroom 3
8'2" x 6'3"

2nd Floor landing
7'8" x 6'5"

Attic Room
14'6" x 11'1"

Attic Walk In Storage
6'6" x 6'5"

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: Connected - TYPE - Fixed
wireless mobile eg - up to 80 Mbps
Download, up to 20 Mbps upload *** -

PLEASE CHECK COVERAGE FOR THIS
PROPERTY HERE -

<https://checker.ofcom.org.uk/> (Link to
[https:// checker . ofcom . org . uk](https://checker.ofcom.org.uk/))

MOBILE SIGNAL; 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](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 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.

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. 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.

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.

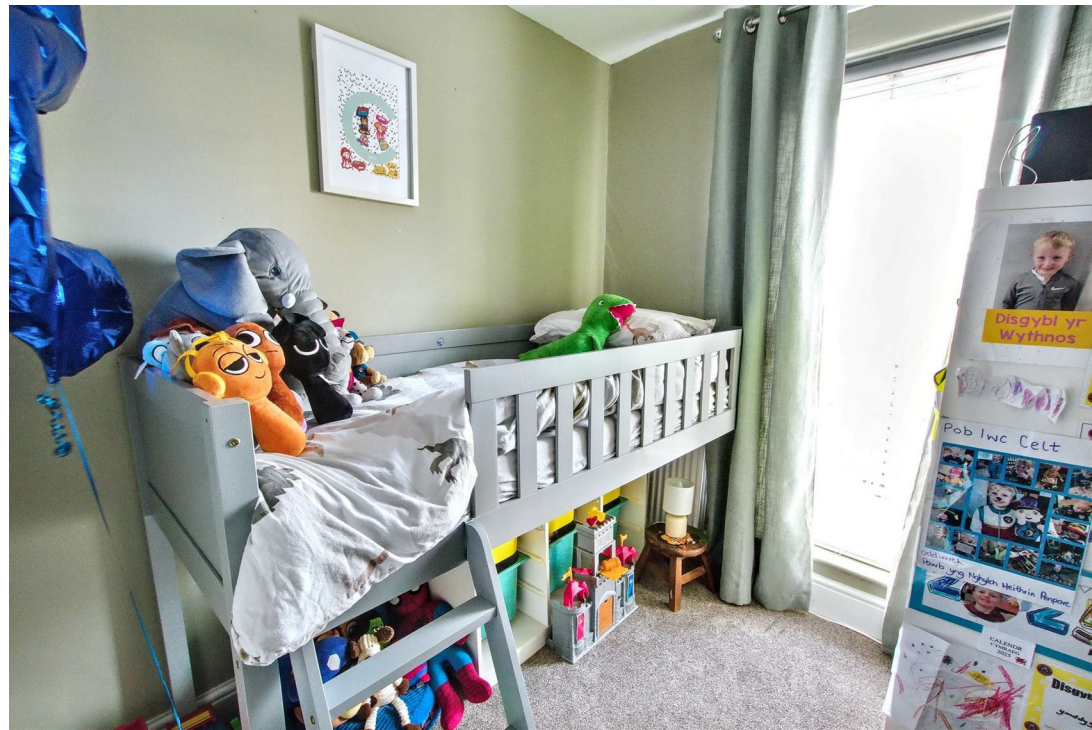
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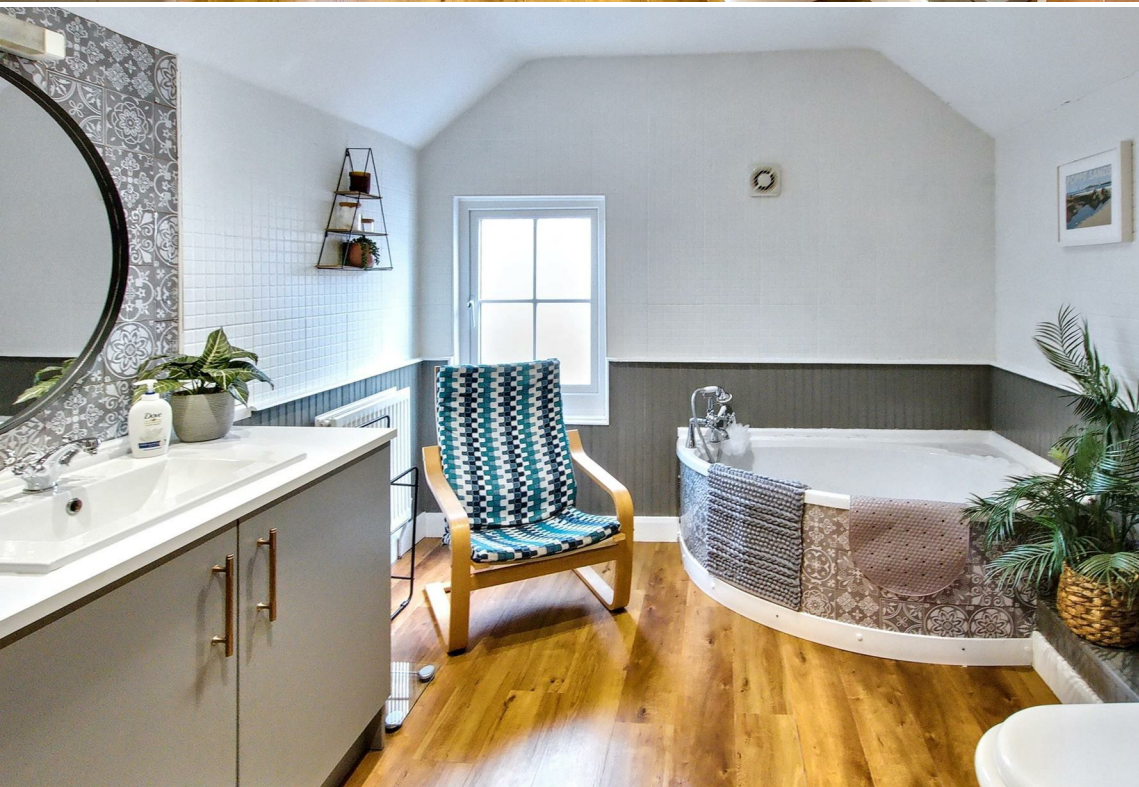






DIRECTIONS:

Head up Cardigan High street and turn right towards Feidr Fair,
You will see this property on the left before you pass the old health
centre on your right, denoted by our for sale board.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Coral on 01239 562 500 or coral@cardiganbayproperties.co.uk to arrange a viewing of this property.

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