# 2 Bronwydd Terrace, Rhoshill, Cardigan, SA43 2TT

## Offers in the region of £185,000

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CARDIGAN
BAY
PROPERTIES
EST 2021

# 2 Bronwydd Terrace, Rhoshill, SA43 2TT

## Offers in the region of £185,000

- 4 Bed Mid Terraced Property
- Many original features
- Rural location with views to front
- Lots of potential
- Energy Rating: E
- In need of some updating in places
- 10 minutes' drive to Cardigan market town
- Generous sized property with courtyard garden to rear
- Only 6.9 miles to Poppit Sands Beach

## About The Property

A welcoming, deceptively spacious, 4/5 bed property, with 3/4 reception rooms, full of original features such as encaustic tiled flooring, wooden doors and more, with lots of potential, situated in a rural yet accessible location, only a 10 min drive to the popular market town of Cardigan. The market town of Cardigan 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 Beach, the coastal path, and the many beaches and walks in and around Cardigan Bay.

The front door opens into the entrance hall, with an original, encaustic tiled flooring, useful under stairs cupboard, stairs to the first floor and doors leading into 4 reception rooms.

The front lounge has a window to the front & alcoves with shelving to one side of the old chimney breast.

The front sitting room/bedroom 5 is a spacious room with two windows to the front offering plenty of natural light.

The rear sitting room is a cozy space with a fireplace & slate surround.

The dining room is to the rear and has an original tiled flooring, a fireplace and a door leading into the kitchen. This room could lend itself to being converted into the kitchen (subject to building regs etc) with an open plan diner into what is currently the front lounge.

The kitchen benefits from matching wall and base units, with a built-in electric oven, electric hob, an integrated washing machine, a sink with drainer, the oil-fired combi boiler which services the hot water and central heating, and door out to the rear of the property. This room would lend itself to be a very useful utility room or even a lovely sunroom to create a wonderful outside/inside space to increase the size of the garden, should the dining room be converted into a kitchen.

Details Continued:
On the first floor is a spacious landing with a picture window to the rear, attic hatch and doors to; two double front bedrooms with attractive, countryside views, a double bedroom to the rear, a single bedroom in the middle of the house, currently used as a home office, and a family bathroom, which is a spacious room in need of updating and houses a useful airing cupboard with shelving.

Externally:
On the outside, the property is approached off the main A478 to the front, with parking spaces for one car directly in front of the house. A couple of slate steps lead up to the front door with a small, paved area to the front. To the rear is an enclosed courtyard garden with slate paths in places & a raised bank to the rear where the oil tank is sited. This area has the potential to be dug out and cleared back to create more space if needed and is a lovely enclosed space for enjoying some alfresco dining and relaxing.

Hall
21'5" x 5'3" max

Lounge
11'11" x 11'2" into alcoves

Front Sitting Room / Bed 5
11'2" x 13'8"

Rear Sitting Room
11'1" x 8'6" plus alcoves

Dining Room
12'0" x 8'7"

Kitchen
10'9" x 10'5"

Landing
5'3" x 12'2" max

Bedroom 1
12'7" x 11'1"

Bedroom 2
10'10" x 11'2" max

Bedroom 3
8'7" x 12'7"

Bedroom 4/Home Office
7'8" x 7'4"

Family Bathroom
8'5" x 10'10" max

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S) THAT THIS PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: D - Pembrokeshire County Council
TENURE: FREEHOLD
PARKING: Off-Road Parking - The parking area to the very front of the property is unregistered land however we have been advised by the owners that it has been used by the owner and previous owners for over 20 years and is in the process of being registered for possessory title, which will pass to the new owners to continue with.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Oil boiler servicing the hot water and central heating
BROADBAND: Connected - TYPE - EE Broadband - up to 1,000 Mbps Download, up to 220 Mbps upload available in the area - 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 this property has a right of way down the

side and through the rear of the neighbour's garden (to the left as you look at the house head on) to access the rear garden to fill up the oil tank, and to take their bins out.
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. **ADD ANYTHING RELEVANT HERE**

PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

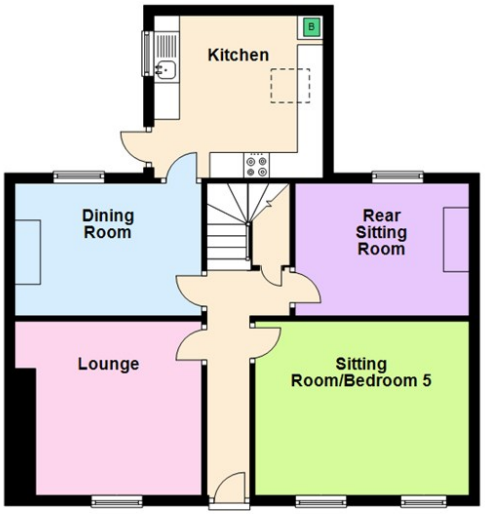
GENERAL NOTE: All floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

HW/HW/07/24/OK

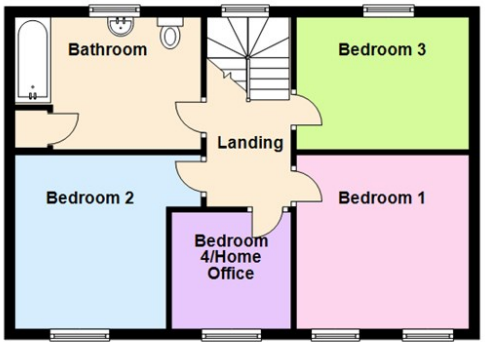
**DIRECTIONS:**

Head out of Cardigan along the A478 heading for Tenby, go through the village of Penybryn and enter Rhoshill. You will see a crossroads with row of terraced houses on the right-hand side opposite the junction to Cilgerran. This property is the middle terraced.

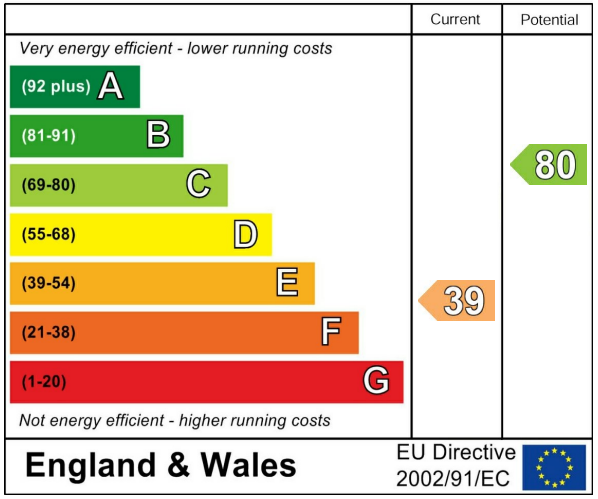
Ground Floor




First Floor



## Energy Efficiency Rating




Contact Helen on 01239 562 500 or helen@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.

**Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ**
**T. 01239 562 500 | E. info@cardiganbayproperties.co.uk**
**www.cardiganbayproperties.co.uk**

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