



CARDIGAN
BAY
PROPERTIES

EST 2021

3, Y Rhos, Cardigan, SA43 1NJ
Offers in the region of £230,000



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3, Y Rhos, SA43 1NJ

- Three-bedroom semi-detached house
- Full-length lounge/diner with feature fireplace
- Useful utility space with W/C
- Garage with front and rear access
- Off-road parking for one vehicle
- Rear garden with patio and lawn
- No Forward Chain
- Popular Cardigan Town Location
- Walking distance to local supermarkets
- EPC rating: C

About The Property

This three-bedroom semi-detached house offers a well-balanced layout with practical features throughout, in need of some updating. It's positioned in a residential area and would suit those looking for a home with useful outdoor space, storage, and the flexibility to adapt to changing needs over time.

Situated in a sought-after area at the top end of the popular market town of Cardigan, West Wales, within easy access to all this beautiful town has to offer including both the primary and secondary schools, shops, supermarkets and more, and within easy driving distance to the Cardigan Bay coast with all its many pretty, sandy beaches and stunning coastal path.

There's off-road parking for one vehicle along with access to a garage. A small front garden area gives the house some separation from the pavement and leads to a glass conservatory-style porch, providing a useful space before entering the main part of the house. From the porch, the entrance hall connects directly into a full-length lounge/dining area. This space runs front to back and is filled with natural light from both ends. A feature fireplace sits at the centre of the lounge and sliding patio doors at the back of the room provide direct access to the rear garden. The size of this room allows for flexible furniture arrangements and space for dining and living zones.

Next to the dining area, the kitchen is small but straightforward and functional room. There's space for an oven and undercounter fridge, and the sink is well positioned under the window with a view of the garden. From the kitchen, a door leads into an additional space that's currently used as a utility and storage area. This room also includes a downstairs W/C and gives access to the rear garden. A second door leads into a covered walkway that connects the front of the house with the garage, keeping access sheltered during bad weather.

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Details continued:

The garage offers parking for a second vehicle or room for storage. Subject to local planning regulations, it also presents an option for conversion or further use depending on future needs.

Upstairs, there are two double bedrooms, both with built-in storage cupboards, and a third bedroom suitable as a single, home office or nursery. The bathroom has a bath with an electric shower over it, a wash hand basin and a W/C. On the landing, there's an airing cupboard housing the wall-mounted gas boiler.

Externally:

To the rear, the garden has an enclosed walled patio area which is ideal for

some al fresco dining and seating, which leads onto a lawn with planted borders. This space works well for outdoor furniture, children playing, or gardening. It's manageable in size, offering a private outdoor area without being high maintenance.

Overall, this house brings together a practical layout, a decent amount of storage, and garden space that adds value to everyday living. It's well suited for couples, young families, or those wanting to move to a property with scope to make it their own over time.

Porch

6'3" x 6'3"

Entrance Hall
6'11" x 4'0" (max)

Lounge/Dining
24'11" x 13'8" max (inc alcove)

Kitchen
6'6" x 9'3"

Landing
9'9" x 6'7" (max)

Bedroom 1
10'0" x 9'4"

Bedroom 2
12'7" x 10'0"

Bedroom 3
9'0" x 6'7" max

Bathroom
6'6" x 5'4"

Airing Cupboard
2'5" x 3'4"

Utility Area
6'0" x 12'4" (max)

Downstairs W/C
2'9" x 5'4" (max)

Undercover Passage
3'7" x 18'6" (max)

Garage
8'11" x 16'3" x 10' max

INFORMATION ABOUT THE AREA:

Situated in a sought-after area of the popular market town of Cardigan, West Wales, within easy access to all this market town has to offer including both the primary and secondary schools, health care facilities including a community hospital, a cinema and theatre, and access to both traditional and modern retail.

Also within easy driving distance to the Cardigan

Bay coast with all its many pretty, sandy beaches and stunning coastal path.

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 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/ Garage 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 currently connected - TYPE - Superfast available in Cardigan - 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 The deeds state -

1. (a) The Purchasers shall hereafter maintain the walls or fences on the boundaries of the property which are marked with a "T" on the plan





(b) Other boundaries shall be deemed to be party walls or fences and shall be used and repaired accordingly

(c) The walls or fences shall be not less than three feet and not more than five feet in height (except the dwarf forecourt walls)

(d) In the case of semi-detached buildings the separating walls spouts fall pipes and water pipes which serve the two properties jointly shall be maintained and repaired and the cost thereof borne by the owners and occupiers in equal shares

2. No trade or business of any kind shall be carried on upon the property but this shall not be construed to prevent its use as a professional residence".

RIGHTS & EASEMENTS: The seller has advised that there are none that they are aware of.

FLOOD RISK: Rivers/Sea – N/A – Surface Water: High 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 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. Property is a deceased estate and is being sold by the executors who have no personal knowledge of the property. The property is in need of updating and is going through probate and is located on a cul-de-sac.

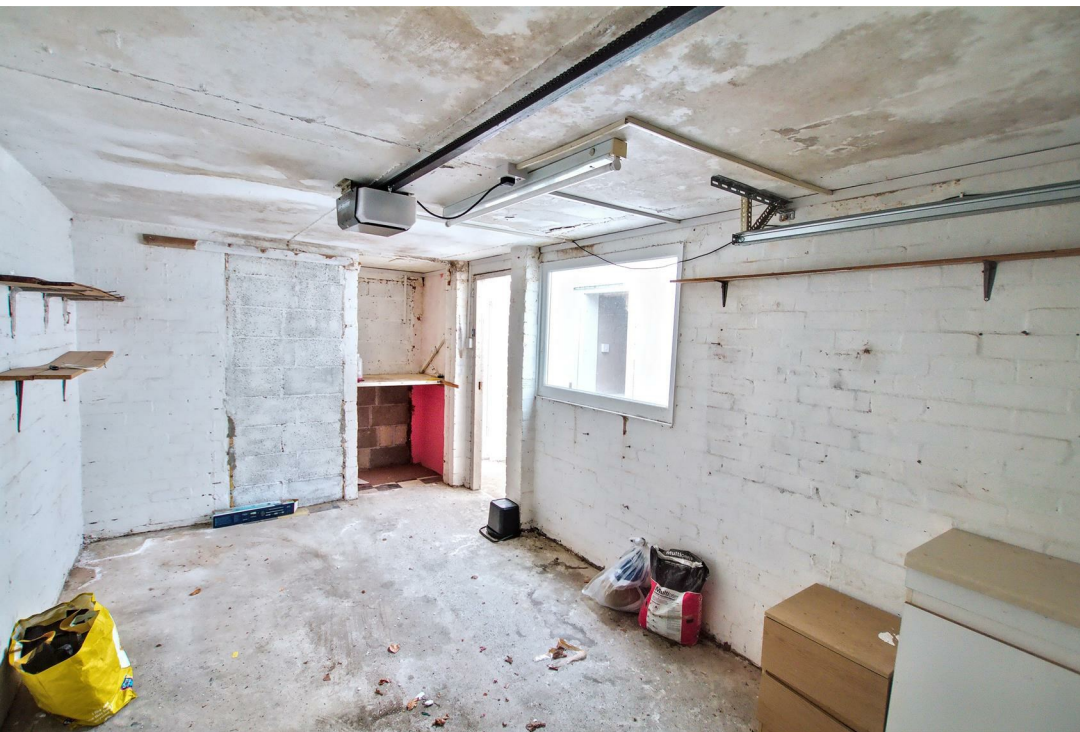
PLEASE BE ADVISED, WE HAVE NOT TESTED ANY SERVICES OR CONNECTIONS TO THIS PROPERTY.

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/CY/07/25/OK











**DIRECTIONS:**

Head up Cardigan High Street and carry on up Aberystwyth Road. Just before you reach Tesco (on your right) you will see a left turning onto Ger-y-Meini, with signposts to Y Rhos, Heol Helyg, Herol Derw, Heol Bedw, Heol Onnen, Heol y Wern and Heol Gollen. Take this left hand turning down this road, take the next left hand turning onto Y Rhos, continue on this road and the property will be on the right hand side denotd by our for sale board.





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 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.

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