



Maenayron, Napier Street, Cardigan, SA43 1ED

Offers in the region of £260,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021



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# Maenayron, Napier Street, SA43 1ED

Offers in the region of £260,000

- Central town location within walking distance of amenities and the primary school
- Off-road parking for two cars via private rear access lane
- Modern kitchen with built-in appliances and access to the garden
- Top-floor main bedroom with exposed beams and en-suite
- Easy reach of the Cardigan Bay coastline and wider West Wales attractions
- Updated three-storey end-terrace with period character throughout
- Two reception rooms plus separate dining room
- Split first-floor landing with three bedrooms and family bathroom
- Level rear garden with patio and old outside loo (needs updating/repair)
- Energy Rating: D

## About The Property

Looking for a town centre home with character, space and off-road parking? This three-storey end-terrace offers period charm, modern updates and a garden with private parking, all within easy reach of schools, shops and the Cardigan Bay coastline.

Set in the heart of town, this mid-terraced home brings together period character and well-considered modern updates across three floors. It sits within walking distance of the primary school and all the day-to-day amenities, with the added practical benefit of off-road parking for two cars at the rear. The house has been cared for and improved over recent years, creating a comfortable setting that works well for family life, while still keeping the style and charm expected of a traditional West Wales property. The location allows quick access to the surrounding coastline, including the wider Cardigan Bay area, while remaining firmly part of the community hub.

The entrance hall sets the tone, with original tiled flooring and the decorative archway adding a nod to the building's heritage. The long hallway links the main rooms together, with storage under the stairs and doors leading to the living room, sitting room and dining room. The first of the reception rooms sits at the front, a bright space with original wooden floorboards and a tall window that draws in good natural light. The second reception room is positioned at the rear and has double patio doors opening to the garden, making it a natural everyday space with easy access outside.

The dining room sits between the hallway and kitchen and brings in extra character through its feature brick fireplace and side bay window with timber-framed double glazing.



### Details Continued:

A door from here leads through to the kitchen, which is fitted with matching wall and base units, wood effect worktops, a circular stainless-steel sink and built-in appliances including an electric oven, gas hob with extractor, dishwasher and fridge. There is space and plumbing for a washing machine, and a door from the kitchen leads straight out to the rear garden.

The first floor offers a split landing, with the bathroom on one side. This room features original wooden flooring, a bath, double shower, toilet, wash hand basin and two built-in cupboards, including the one that houses the gas-fired combi boiler supplying hot water

and central heating. The three bedrooms on this level offer a choice of arrangements, with the rear bedroom enjoying a pleasant outlook over the town and the hills beyond. The two front bedrooms include one double and one single, each with original exposed floorboards continuing the character seen elsewhere in the house.

Stairs rise from the landing to the second floor where the top bedroom spans the depth of the roof space. This room features exposed beams, some reduced headroom in places and an en-suite shower room. It works well as a main bedroom, giving a sense of separation from the floor below and adding further flexibility to how the house can be used.

Externally:

Outside, a small front yard with railings separates the house from the pavement, giving a traditional town-house feel. To the rear, a private lane leads to the parking area where double bifold gates provide privacy and security for two vehicles. A wooden gate leads through to the garden, which is mainly level lawn with a gravel path connecting the parking area, patio and back door. The patio area sits directly outside the sitting room and kitchen, creating a straightforward space for outdoor meals or weekend use. An old outside loo remains at the back of the house, adding another small reminder of the property's long history.

Overall, this is a comfortable, well-presented home with a strong sense of character, a very usable layout across three floors and the huge bonus of private parking in a central location. Early viewing is recommended.

#### INFORMATION ABOUT THE AREA:

Cardigan is a lively market town in West Wales with a strong sense of community and a growing mix of independent shops, cafés, galleries and practical everyday services. The town sits beside the Teifi Estuary and is well placed for exploring the wider Cardigan Bay coastline, including beaches such as Mwnt, Poppit Sands and Patch. Local attractions include the restored Cardigan Castle, a riverside theatre, sports facilities and easy access to countryside walks along the Teifi Marshes and the Wales Coast Path. Schools, supermarkets and healthcare services are all close at hand, making the town a straightforward and well-connected base for daily life.

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.

Porch  
4'5" x 3'10"

Hallway  
18'9" x 5'11" max

Living room  
11'2" x 14'6"

Sitting room  
11'5" x 12'9"

Dining room  
12'2" x 9'5" max

Kitchen  
11'0" x 9'3"

Landing  
8'9" x 5'11" max

Bathroom  
11'5" x 9'9" max

Bedroom 1  
11'1" x 12'3"

Bedroom 2  
11'8" x 10'11"

Bedroom 3  
8'5" x 7'3"

Second floor

Bedroom 4  
13'6" x 15'1" (some restricted head space)

En-suite  
6'3" x 6'3" max

Former outside WC







#### IMPORTANT ESSENTIAL INFORMATION:

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

COUNCIL TAX BAND: D - Ceredigion County Council

TENURE: FREEHOLD

PARKING: Private gated off-road parking to rear of property, suitable for at least 2 cars - Rear of property accessed via communal lane. Lane is accessed by all houses on the street, and the street behind.

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot water and central heating - the owners advise this was last serviced in 2024

BROADBAND: Available - TYPE - Superfast & Standard up to 80 Mbps Download, up to 20 Mbps upload, ADSL - 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 no issues that they are aware of.

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

RIGHTS & EASEMENTS: The seller has advised that the former Citizens Advice Bureau building next door have access rights to clean drains, guttering and downpipes

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. Also, properties in our areas are subject to higher rates of Council Tax for additional/second homes. Please ensure you check with the local authority provider as to what this will be prior to making an offer.



**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>

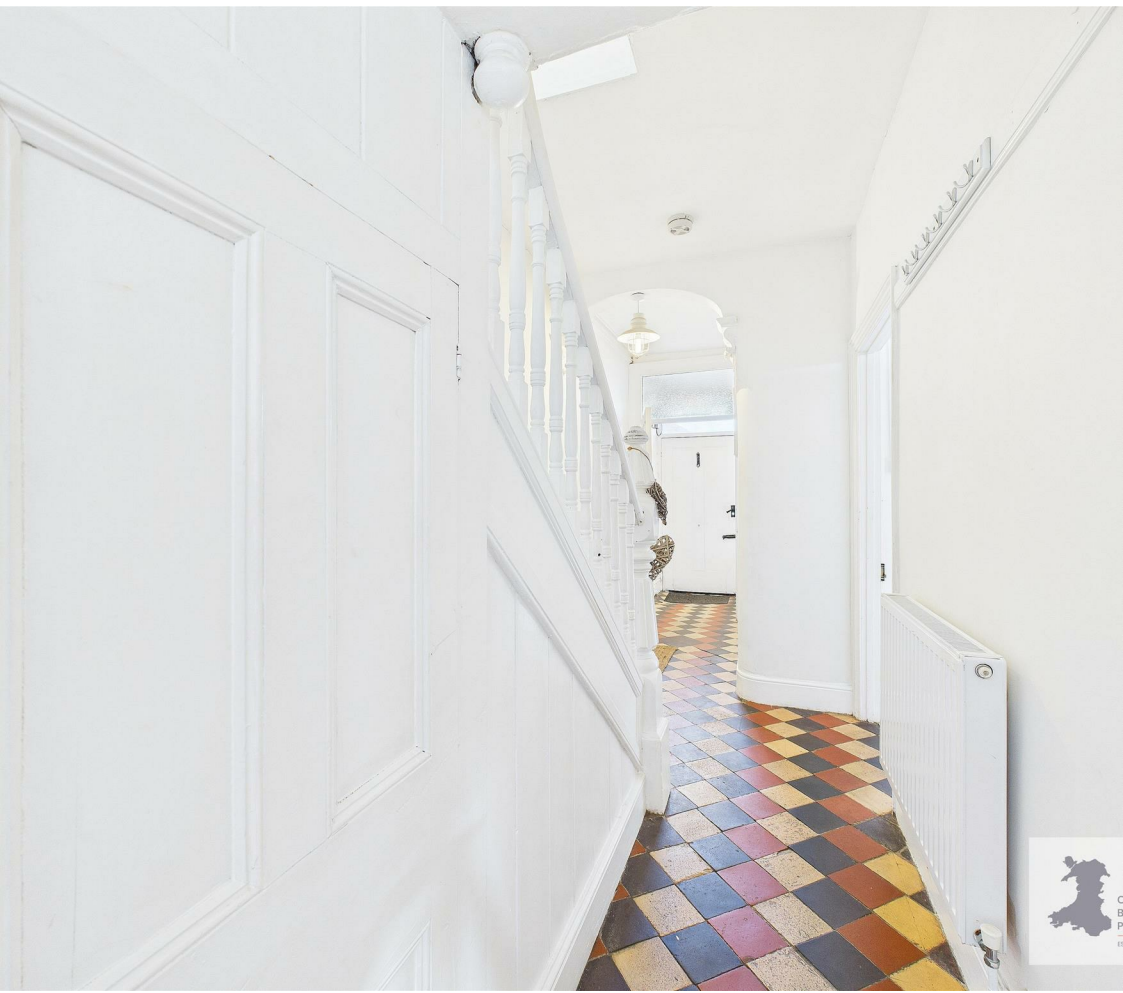
**SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC –** these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

**VIEWINGS:** By appointment only. Please read the important information above.

**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.

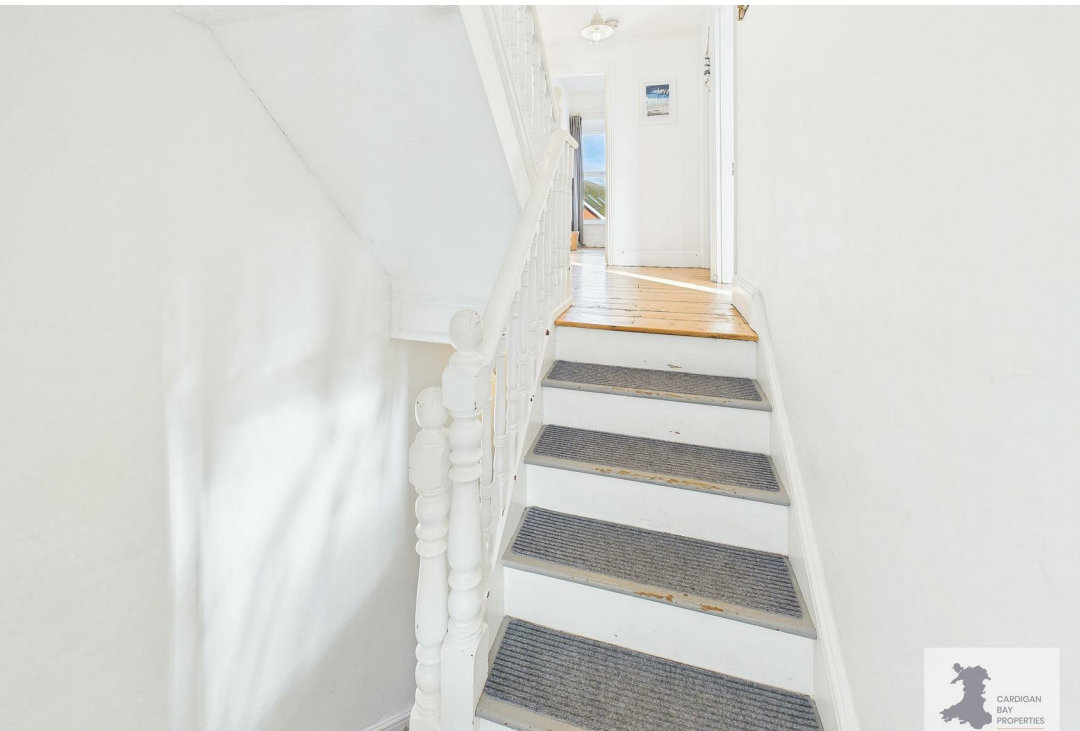
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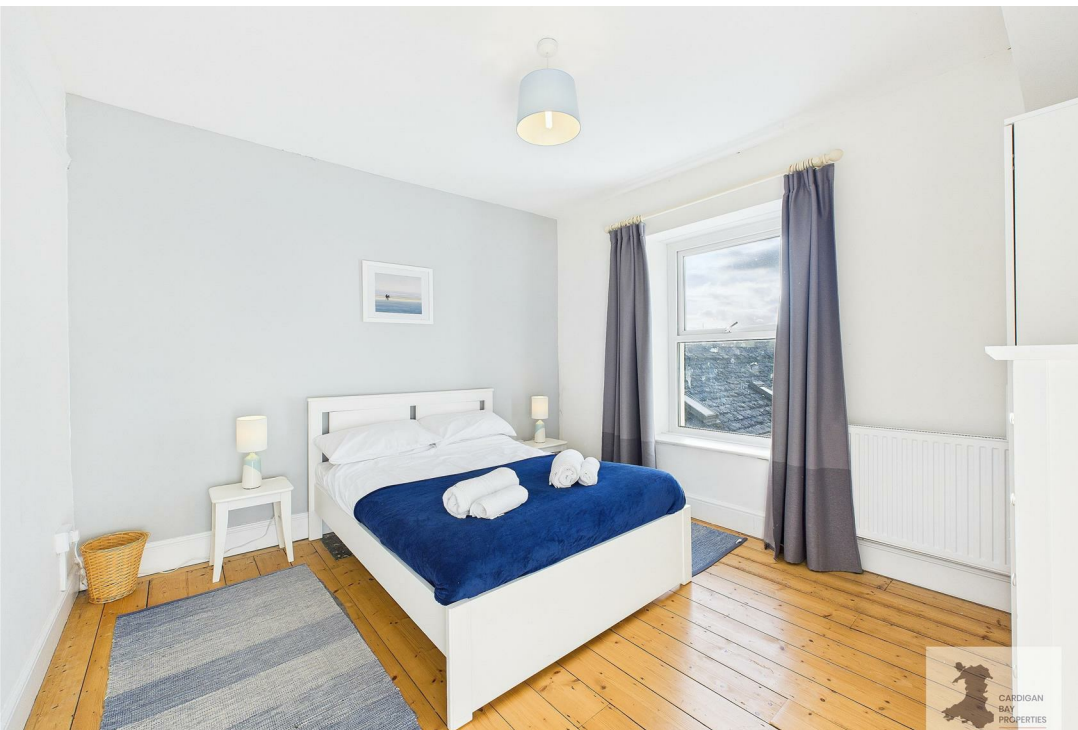












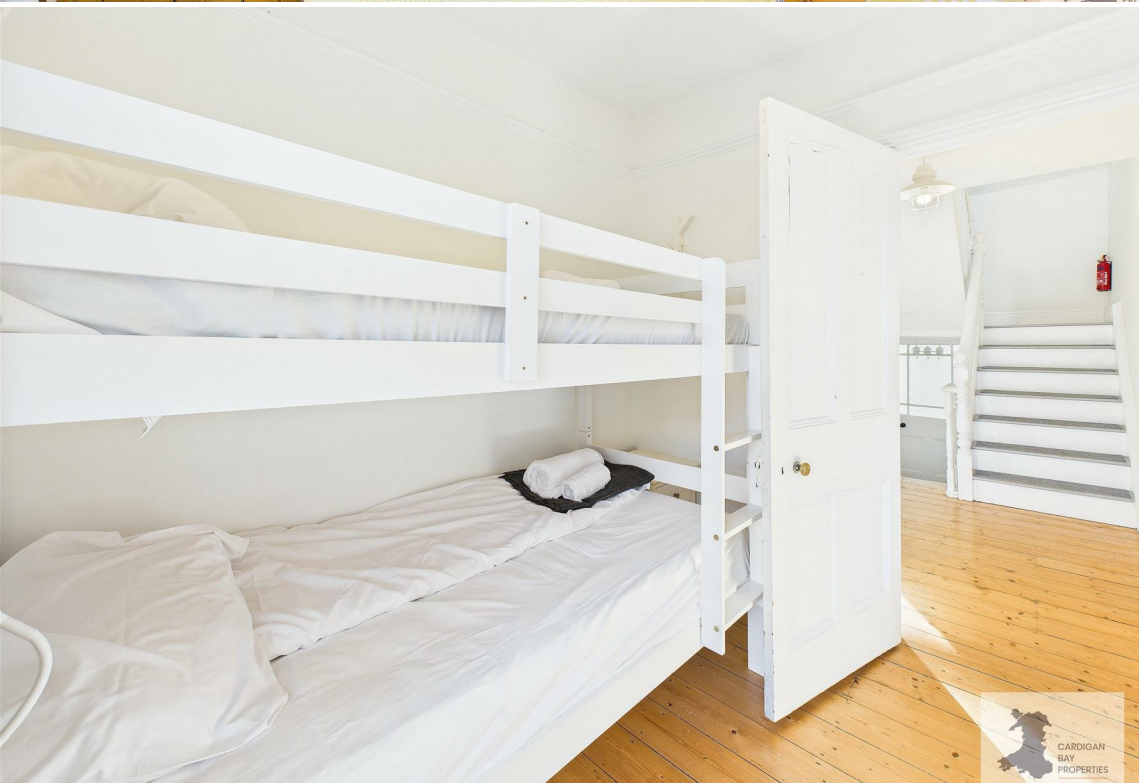




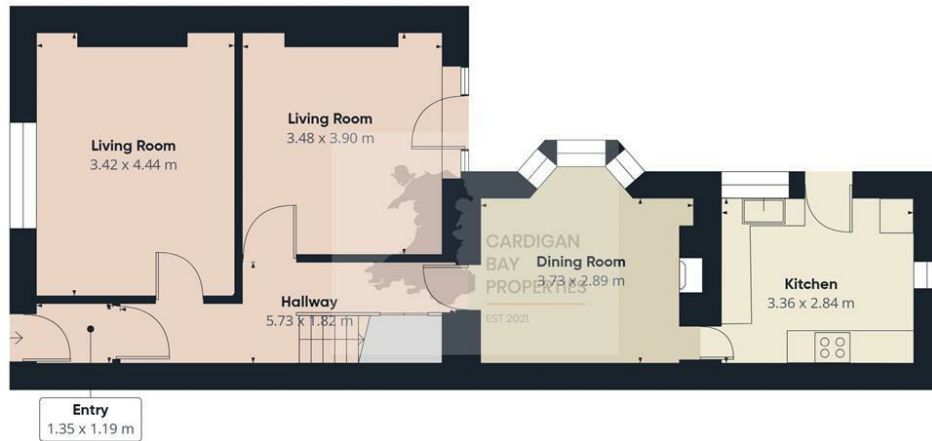
# **DIRECTIONS:**

From Cardigan town centre proceed north up the high street heading towards Tesco. As you go past the start of the one-way system take the next right onto Napier Street. The property can be found last house on the right-hand side, before you reach the bend in the road. The lane leading to the rear and the parking is found first lane on the right as you go around the bend.

What3words: [///swims.grafted.throw](#)







Approximate total area<sup>m</sup>  
129.2 m<sup>2</sup>

Reduced headroom  
4.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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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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