



CARDIGAN
BAY
PROPERTIES

EST 2021

Lane Cottage, 38 Feidrfair, Cardigan, SA43 1EB

Offers in the region of £185,000





Lane Cottage, 38 Feidrfair, SA43 1EB

- Immaculate three storey terraced house
- Well-presented throughout with modern finish
- Contemporary fitted kitchen/breakfast room
- Private, low maintenance small courtyard
- Central Cardigan location close to amenities
- Four bedrooms across two upper floors
- Lounge/diner with feature stone fireplace
- Family bathroom plus generous top floor bedroom
- Triple glazed windows to the front
- Energy Rating: E

About The Property

Looking for a turn-key home in the heart of Cardigan with flexible living space across three floors and a small, private outdoor area? This well-presented four bedroom terraced house offers modern interiors, a feature fireplace, courtyard garden and an ideal position close to the town centre and Cardigan Bay coastline.

Positioned within the popular market town of Cardigan, this three storey terraced house offers a well thought out layout, modern presentation and a level of flexibility that makes it suitable for a range of buyers, from those searching for a first home through to a family property or holiday let opportunity.

From the front, the property has a traditional appearance in keeping with the surrounding street, while inside the finish feels fresh and up to date. The entrance hallway leads through to the main living space, where the lounge and dining area combine to create a comfortable and practical room for everyday use. A feature stone fireplace provides a focal point and adds a bit of character, while the proportions allow for both seating and dining without compromise.

To the rear, the kitchen has been recently updated and is designed with modern living in mind. Clean lines, good storage and worktop space make it a functional room, while there is also space for breakfast seating. A rear hall leads out to the courtyard, helping to connect the indoor and outdoor areas in a straightforward way.

The first floor offers three bedrooms, all presented to a good standard. These rooms work well as a mix of sleeping accommodation, guest rooms or home office space depending on requirements, with one double and two singles. The family shower room is also located on this floor and has a clean, modern finish with a simple, practical layout with a shower, wash hand basin and toilet..

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Details Continued:

On the second floor, the main bedroom takes up the entire level and is a particularly appealing part of the property. With its generous proportions and slightly tucked-away feel, it creates a sense of separation from the rest of the house, making it well suited as a principal bedroom. The shape of the roofline adds character without compromising usability, and there is ample room for furnishings with a useful built in storage to the side.

Externally:

Externally, the property benefits from a small, private courtyard to the rear. It has been designed for low maintenance with AstroTurf, making it an easy space to manage while still

offering somewhere to sit out and enjoy the warmer months. It suits the style of the house well, particularly for those looking for outside space without the upkeep of a larger garden.

Additional practical benefits include triple glazed windows to the front and gas central heating, both contributing to comfort and efficiency.

Overall, this is a well-presented home in a convenient location, offering a good balance of character and modern updates. The layout across three floors provides flexibility, while the condition means it is ready for immediate use without the need for major work.

Viewing is recommended to appreciate the space, finish and central position of this property.

INFORMATION ABOUT THE AREA:

The location is a key part of the overall appeal. Cardigan is a well-regarded town in West Wales, offering a range of independent shops, supermarkets, schools and everyday amenities. The coastline of Cardigan Bay is within easy driving distance, with a number of well-known beaches and coastal walks adding to the lifestyle on offer.

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

Hallway

Lounge/diner

Kitchen

Rear Hall

Courtyard

First floor landing

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Second floor landing

Bedroom 4 (master)

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: There is no parking with this property, there is On-Street Parking- first come first serve available from 6pm to 8am. There is also a public carpark a short walk away where you can obtain a year long parking permit from the council, please make your own enquires about this.

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 Connected but Super fast is available in the area- up to 80 Mbps Download, up to 20 Mbps upload *** FTTP, FTTC, ADSL, Satellite, Wireless - Mobile Internet. - PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE INTERNAL: Good outdoor, variable in-home, 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 the property is within the town's conservation area.

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. 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.

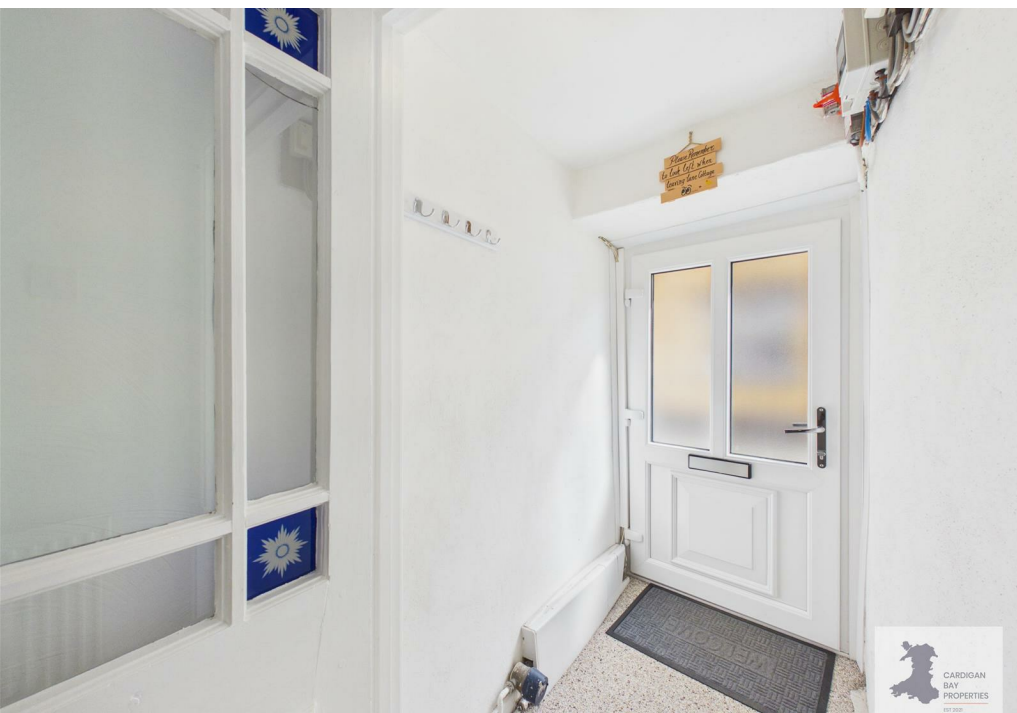
MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or 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 information above carefully before viewing and please watch the walk through video tour.

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.

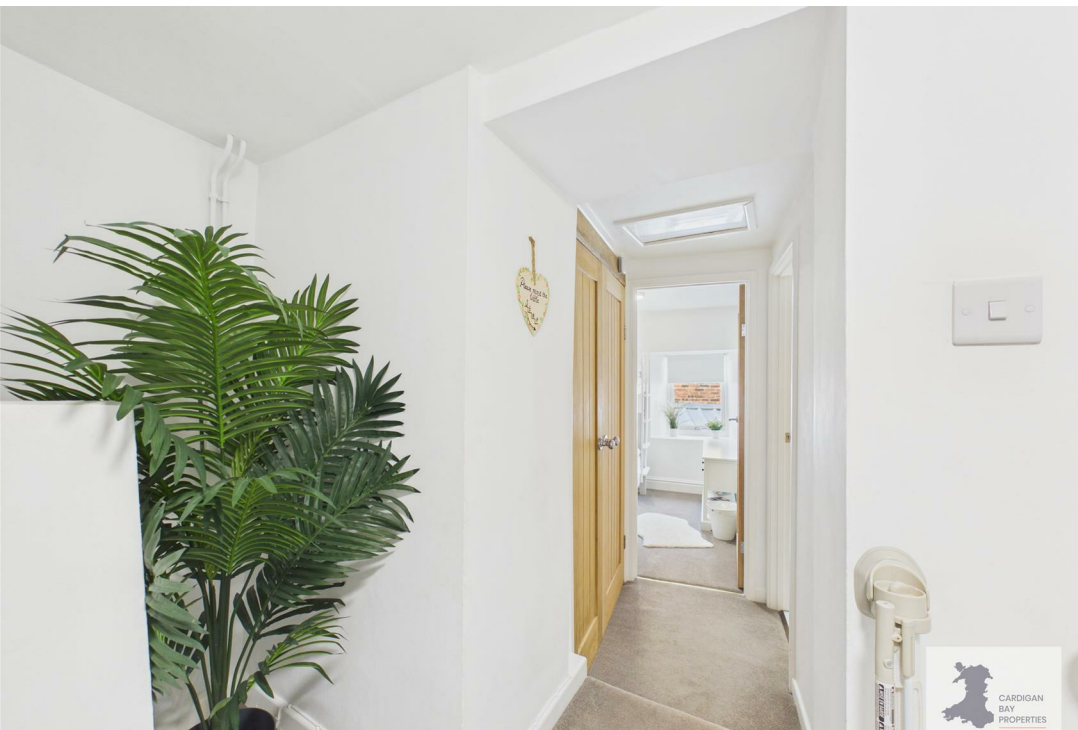
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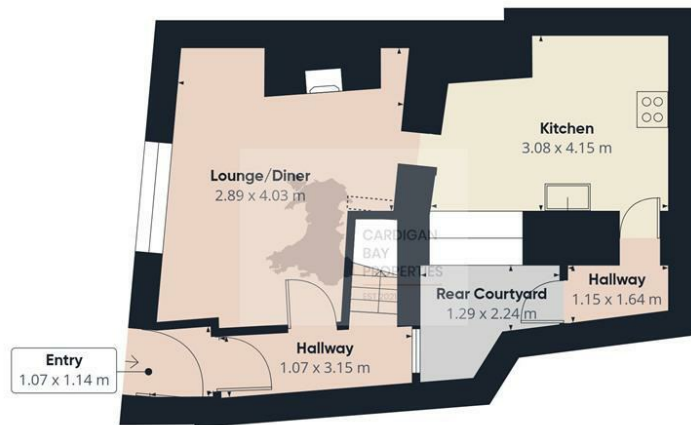


DIRECTIONS:

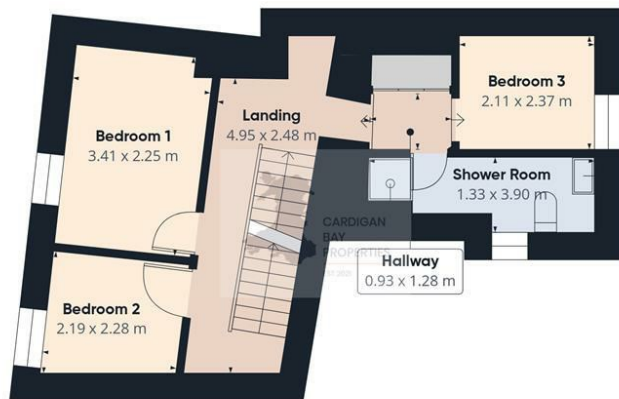
From Cardigan high street head north and where the road forks to start the one way system turn right here onto Feidri Fair road. The property is second on the right as you turn down Feidr Fair.

What3Words - [///exist.agency.snoozing](https://www.what3words.com/exist/agency.snoozing)

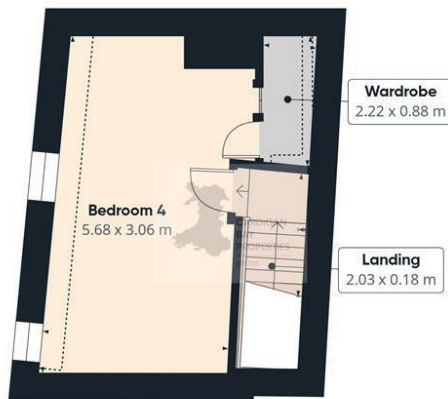




Floor 0



Floor 1



Floor 2

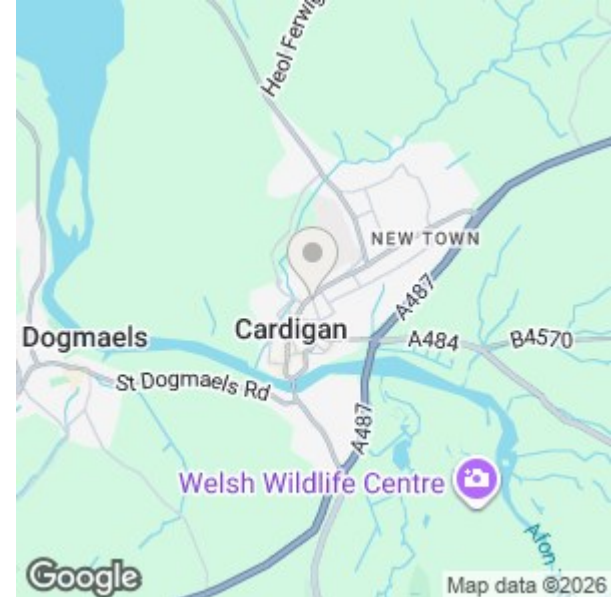
Approximate total area^m
89.2 m²
Reduced headroom
2.5 m²

(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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	43	
(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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