



CARDIGAN  
BAY  
PROPERTIES

EST 2021

Caerwen, Aberystwyth Road, Cardigan, SA43 1LU

Offers in the region of £239,500



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# Caerwen, Aberystwyth Road, SA43 1LU

Offers in the region of £239,500

- Semi-Detached three-bedroom house in Cardigan town
- Attached garage with internal access
- Kitchen with adjoining utility room and ground-floor W.C.
- Attic room with spiral staircase and sink
- Excellent location in West Wales near Cardigan Bay
- Off-road parking for over three vehicles plus tarmac driveway
- Spacious lounge/dining room with feature fireplace
- Three first-floor bedrooms, two doubles with sinks
- Enclosed rear garden with lawn, pathways, and mature shrubs
- EPC Rating : E

## About The Property

Situated in the heart of Cardigan town, this semi-detached three-bedroom house presents a rare chance to own a property that combines convenience, space, and real potential. Positioned within walking distance of supermarkets and local amenities, yet still retaining a sense of privacy, the property offers a strong foundation for a buyer with an eye for updating and shaping a home to personal taste. With off-road parking for multiple vehicles, an attached garage, and a well-proportioned garden, this is a place that ticks the boxes for location and practicality while also holding scope for future improvement.

Approaching the property, the first impression is one of practicality. A tarmac driveway sweeps across the front, comfortably allowing space for over three cars, with direct access into the attached garage through an up-and-over door. From here, a sliding door leads into a compact porch, a handy area for coats, shoes, and everyday essentials. Beyond this, the main front door opens into a wide hallway where the staircase leads to the first floor, and where an under-stair cupboard provides useful storage. From here, doors lead to both the kitchen and the lounge/dining space.

The main reception is generously sized, running the length of the property. At the front, the lounge area offers a feature fireplace as a natural focal point, and there is ample room for seating and furnishings. To the rear, the dining space opens from the lounge, separated by a wide arch with a curtain that can be drawn across if preferred. With windows to both the front and back, the entire room feels bright and balanced, while its open plan nature lends itself well to flexible use. Whether left open as one continuous space or sectioned into two distinct areas, the layout works well for a variety of living arrangements.



Continued :  
Accessible both from the dining room and the hallway, the kitchen is set at the back of the house. A window above the sink gives a clear view across the rear garden, and there is a practical layout of wall and base units along with an electric oven and hob. While perfectly functional as it stands, the space would benefit from updating, and the proportions provide plenty of scope to create a modern kitchen that suits contemporary living. Off the kitchen lies the utility area, a room that adds a great deal of convenience. With plumbing for a washing machine, space for additional appliances, and housing the gas boiler, it also links through to the garage, to the back garden, and to a separate ground-floor W.C. This additional toilet, complete with sink, is a useful feature for busy households. The garage itself provides further storage or potential workshop

space, with direct access both from the utility and the driveway.  
  
Upstairs, the property continues to impress with its proportions. The landing leads to three bedrooms, two of which are substantial doubles and the third a well-sized single. The double bedrooms both feature their own wash basins, offering added practicality. The family bathroom, also accessed from the landing, comprises a bath, toilet, and sink, again ready for updating but generous in size. A particularly interesting feature of the first floor is the spiral staircase that leads up to the attic room. This converted space, complete with its own sink, adds flexibility, whether used as an additional bedroom, office, or hobby room. Its presence highlights the adaptability of the property, with scope for further improvement subject to the usual consents.

Externally :

The rear garden adds another dimension to the home. Flat and enclosed, it consists mainly of a lawn with paved pathways along the edges and a selection of mature shrubs. Surrounded by a solid wall, it offers privacy as well as a secure space for outdoor use. With some thoughtful landscaping, it could become a highly enjoyable garden area, equally suited to entertaining or simply relaxing.

What stands out most about this property is the amount of potential it carries. While entirely liveable as it is, there is no question that updating would transform it into something truly impressive. The spacious layout, combined with its location in Cardigan town and the benefit of off-road parking, garage, and garden, make it a strong foundation for a home that could meet the demands of modern family life with ease. The attic room and additional sinks in the bedrooms are unusual features that add to the flexibility of the house, while the garden and driveway ensure that outdoor and practical needs are equally well met.

Cardigan itself is a bustling market town on the edge of Cardigan Bay in West Wales. Known for its historic castle, riverside setting, and access to the spectacular Ceredigion coastline, the town combines heritage with convenience. Independent shops, supermarkets, schools, and leisure facilities are all close at hand, while the coast and countryside beyond offer countless opportunities for exploration. Properties with this much scope rarely come up so close to the centre, and this one offers the chance to create something special in a location that continues to grow in appeal.

In summary, this three-bedroom detached house is a substantial property with parking, a garage, a generous reception space, and a garden, all set in the desirable location of Cardigan town. With a layout that already works well but could easily be updated, it offers an excellent opportunity for those seeking a property with space, practicality, and the promise of more.

- Porch  
1'6" x 6'1" max
- Entrance Hall  
6'8" x 11'8" max
- Lounge Area  
12'9" x 15'11" inc alcove
- Dining Area  
11'10" x 10'7"
- Kitchen  
7'6" x 12'11"
- UtilityArea  
5'8" x 12'7" max
- Downstairs W/C  
2'1" x 6'11"
- Storage Cupboard in Utility  
2'2" x 5'5" max
- Garage  
8'4" x 13'7" max
- Landing  
8'10" x 11'7" max
- Bathroom  
7'0" x 7'4"
- Airing Cupboard  
1'6" x 4'3" max
- Bedroom (Rear)  
10'7" x 10'9"
- Bedroom Front  
10'9" x 15'10" inc alcove
- Bedroom Front (small)  
7'1" x 8'10"
- Attic Room  
8'8" x 14'11" 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: D - 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 Connected - 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/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](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 that they are aware of. of land etc)

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. Property in need of updating

**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.

TR/CY/08/25/OK/TR/









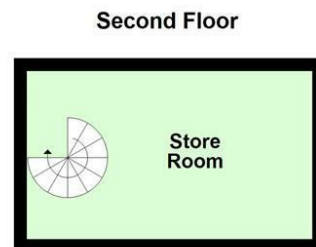




#### **DIRECTIONS:**

Head up Cardigan High Street and carry on up Aberystwyth Road. Continue up the hill, passing the playing field on your left, and the property is located further up the road on the left, denoted by our for sale board. what3words : ///splinters.highbrow.scrubbing





#### 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>                            |                         | <b>74</b> |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | <b>49</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 |           |

Contact Coral on 01239 562 500 or [coral@cardiganbayproperties.co.uk](mailto:coral@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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