

CARDIGAN BAY PROPERTIES

EST 2021

10 Brynonnen, St. Dogmaels Road, Cardigan, SA43 3AY

Auction Guide £66,000

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10 Brynonnen, St. Dogmaels Road, SA43 3AY

Auction Guide £66,000

- AUCTION SALE: GUIDE PRICE £66,000+ FEES
- Ground floor 2 bed leasehold flat with views towards the River Teifi
- Living room with patio doors to front terrace - Kitchen/diner
- Partnered with Town + Country Property Auctions
- Walking distance to Cardigan Town
- Bidding Opens On 25th Nov 2026 12:00 - Scheduled End Date 25th Nov 2026 14:00
- AUCTION: Buyer's Premium Applies. Upon the fall of the hammer, the buyer shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged
- Off-road parking for one vehicle. Hard standing patio area
- In need of updating and modernisation
- Energy Rating: C

About The Property

*****AUCTION PROPERTY: GUIDE PRICE* £66,000+ fees.*****

For sale by unconditional online auction, registration open soon. Bidding Opens On 25th November 2026 12:00. Scheduled End Date 25th November 2026 at 14:00

VIEWING DATES:
Wednesday 11th November - 3pm to 3.30pm
Tuesday 17th November - 10am to 10.30am
Saturday 21st November - 1.15pm to 1.45pm

Please register to bid with Town + Country Property Auctions prior to the auction date.

Looking for a ground floor apartment within walking distance of Cardigan town, with views towards the River Teifi and the opportunity to modernise and add value? This two-bedroom leasehold flat on St Dogmaels Road offers well-proportioned accommodation, off-road parking and a private patio area, all within easy reach of the amenities of Cardigan and the beautiful coastline of Cardigan Bay.

Situated on the outskirts of Cardigan town along the popular St Dogmaels Road, this ground floor two-bedroom flat presents an excellent opportunity for buyers looking for a property to modernise and make their own. With views towards the River Teifi, off-road parking and a private patio area to the front, the property offers comfortable accommodation in a convenient location close to the facilities of Cardigan and the stunning coastline of West Wales.

The property is approached via a side entrance hallway which provides access to the principal rooms. The accommodation is arranged across a single level, making it suitable for a range of buyers including first-time purchasers, downsizers or those seeking an investment opportunity.

The living room is a bright and generously proportioned space, benefiting from a wide sliding patio door opening onto the front terrace. This creates a pleasant outlook across the front garden area and towards the surrounding greenery and River Teifi beyond. The room offers plenty of space for both seating and dining furniture if required and has a useful storage cupboard.



Details continued:
An archway leads through to the kitchen/diner, fitted with a range of matching wall and base units. The kitchen currently houses the mains gas central heating boiler and benefits from a recently installed electric oven together with a new freestanding fridge & freezer. While functional, the kitchen offers clear scope for updating to suit modern tastes and requirements.

The accommodation includes two bedrooms positioned towards the rear of the property. Both rooms overlook the rear path and provide comfortable bedroom space. The principal bedroom is a good-sized double room with a built in wardrobe, while the second bedroom would work equally well as a guest bedroom, study or hobby room.

Completing the accommodation is the bathroom, fitted with a bath with shower over, wash hand basin and WC. Similar to the kitchen, this room would benefit from updating, presenting an opportunity for a new owner to create a more contemporary finish.

Externally:
Externally, the property enjoys a hardstanding patio area to the front, providing a pleasant spot to sit and take in the outlook towards the trees and River Teifi.

There is also an allocated off-road parking space for one vehicle. Access to the property is straightforward, with a pathway leading to the entrance and additional side access.

The flat is leasehold, with a new lease being granted offering approximately 125 years. Buyers will appreciate the combination of manageable accommodation, convenient location and the potential to improve and add value through refurbishment.

For those seeking an affordable home close to Cardigan town, a downsizing opportunity, or an investment project in a desirable area of West Wales, this property offers plenty of potential and is well worth viewing.

AUCTION INFORMATION AND FEES
UNCONDITIONAL LOT:
Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (6% INC vat - subject to a minimum of £5,000+VAT (£6,000 INC vat)) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

PRE-AUCTION OFFERS:
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact www.townandcountrypropertyauctions.co.uk

SPECIAL CONDITIONS:
Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.

MATERIAL INFORMATION:
Each Lot is sold in its existing condition and state of repair. Buyers are deemed to have inspected the Property and satisfied themselves as to its condition, structure and suitability prior to bidding. Town & Country Property Auctions gives no warranty or guarantee as to the condition, structure, construction, repair or suitability of any Property, or the working order of any fixtures, fittings, services, heating systems or appliances included in the sale. No objection, claim or recourse shall be made against Town & Country Property Auctions in respect of these matters. Purchasers requiring mortgage finance or other funding are advised to arrange this prior to the auction and should satisfy themselves that the Property meets their lender's requirements. Material information relating to the Property will be provided within the Legal Pack. To download the Legal Pack, please visit tcpa.co.uk.

PRE-AUCTION OFFERS CONSIDERED - BUT STILL BOUND BY AUCTION RULES:
The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

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AUCTION - MORTGAGE BUYERS
This property is also available for mortgage buyers, offering a great opportunity for those looking to finance their purchase. Whether you're a first-time buyer of an experienced investor, we can provide guidance and support throughout the process. For more information or to explore your financing options please do not hesitate to contact us - we are here to help.

INFORMATION ABOUT THE AREA:
St Dogmaels Road is ideally positioned on the edge of Cardigan, allowing easy access to the town's wide range of shops, cafes, restaurants, schools and everyday amenities. The nearby village of St Dogmaels is well known for its historic abbey, popular weekly market and riverside setting along the Teifi Estuary. The coastline of Cardigan Bay is only a short drive away, with beautiful beaches at Poppit Sands, Mwnt and Aberporth, together with the renowned Wales Coast Path and many opportunities to enjoy the scenery that makes this part of West Wales so popular.

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.

Hallway
11'0" x 3'4" & 3'2" x 6'1" max l shaped

Living Room
11'5" x 15'8"

Kitchen/Diner
9'6" x 14'4",

Bedroom 1
10'0" x 11'6"

Bedroom 2
10'11" x 8'0"

Bathroom
7'6" x 5'8"

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: LEASEHOLD - The lease is in the process of being extended by an additional 125 years, which would bring the total years to 213 years on the lease. Ground Rent £150 p/a, Service Charge £1,200 paid twice a year.
PARKING: Off-Road Parking
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating Mains
BROADBAND: Not Connected but available in area - TYPE - Superfast









/ Standard- up to 54 Mbps Download, up to 9 Mbps upload FTTP, FTTC,
- 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 We have been advised the land abutting the car parking area along the riven bank is subsiding, the Brynonnen Residents Management Limited company are looking into remedial work to rectify this which will be payable by all residence of the Brynonnen flats. The Management Company have received a new quote for remedial works for the bank. The anticipated costs is around £160k which will be split between the flats at a cost of £20k each. The directors have not agreed on when they intend the works to be carried out at this stage.
RESTRICTIONS/COVENANTS: The seller has advised: This is a ground floor, lease hold flat.
All owners of the leasehold flats become members of the Brynonnen Residents Management Limited company and owners of the freehold of their properties.

Covenant states the following:
Must keep property in good maintenance, keep property clean and tidy and presentable & not cause a nuisance or annoyance or cause damage. The Brynonnen Residents Management Limited have rights to maintain/repair etc and can access with permission to do this, making good after.
Property must be used as a private residential dwelling for the occupation of one family only, not to use the property for any illegal or immoral purpose or run any trade or business from the property however the lease states that short term holiday lets will not breach this covenant.
Must not keep any animal or bird without written permission from the Brynonnen Residents Management Limited. Must not obstruct or park a vehicle anywhere except the property's own designated parking space. All tenants (if the property is let out by the owners) must follow the covenants.
Tenants must not sublet the lease without written consent from the Brynonnen Residents Management Limited.
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.

VIEWINGS: By appointment only. Please read the above information carefully. Please watch the full walk through video tour on our YouTube channel before arranging a viewing - https://www.youtube.com/@cardiganbayproperties. The property is in need of updating.

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.

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/06/26/OK









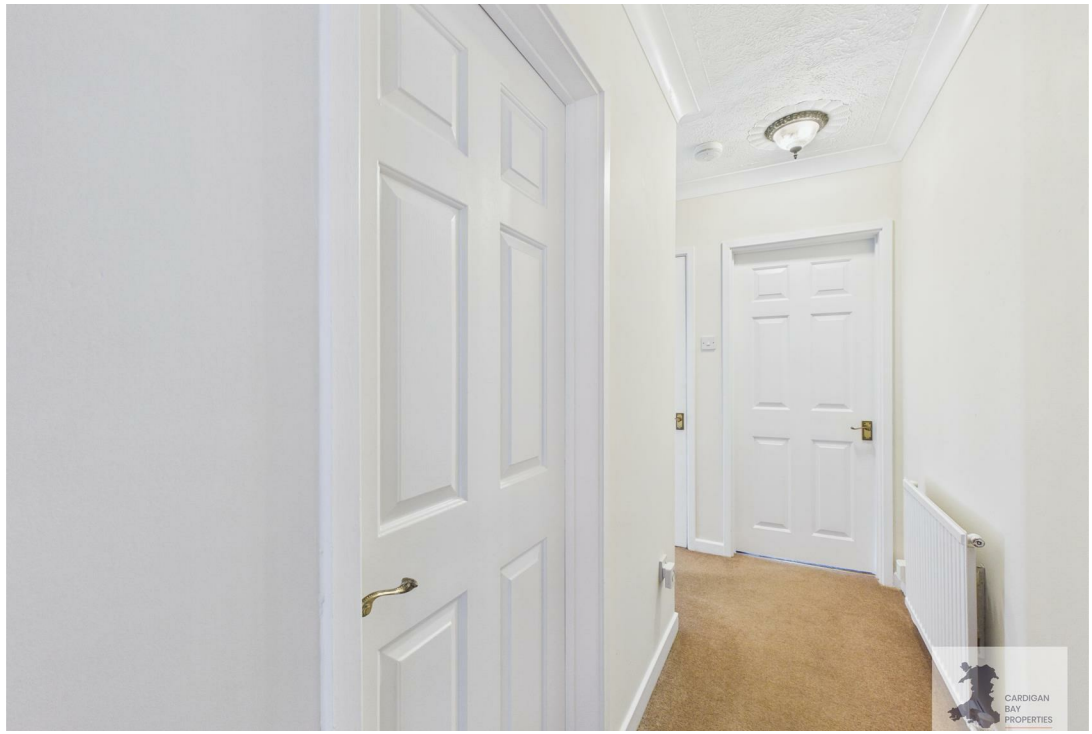













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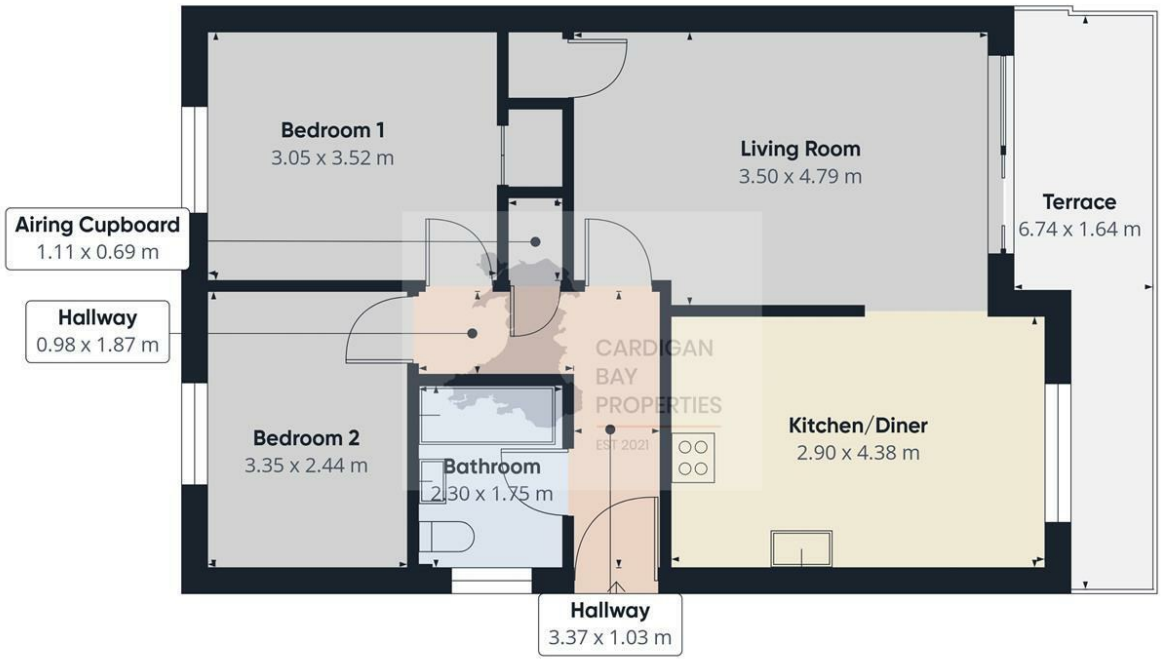
DIRECTIONS:

Head out of Cardigan town over the old bridge and turn right onto St Dogmaels road. Carry on round the corner and up the hill, and as road levels off you will see a right turning into Brynonnen. Follow the road to the right and the flat will be seen last but one on the right, bottom flat with number outside, and board.

What3Words: ///restores.mild.natural







Approximate total area(1)
59.5 m²

Balconies and terraces
8.9 m²

(1) Excluding balconies and terraces

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	77
(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.

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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