

CARDIGAN
BAY
PROPERTIES
EST 2021

2, Williams Terrace, Cardigan, SA43 1EJ

Offers in the region of £165,000

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- Traditional Two-Bedroom Terraced Home
- Generous Reception Room with Two Separate Areas
- First-Floor Shower Room
- Convenient Cardigan Town Location
- Freehold – No Private Parking or Garden
- Additional Versatile Attic Room
- Kitchen/Diner
- Mains Gas Central Heating
- Public Pay-and-Display Car Park Opposite
- EPC Rating: D



About The Property

Looking for a traditional two-bedroom home in the heart of Cardigan? This terraced property offers two reception areas, a kitchen/diner, a useful attic room (currently used as a third bedroom) and situated in a convenient position within the popular market town of Cardigan. Giving easy access to the town's shops, supermarkets, cafés and other everyday amenities, the town's primary school is a very short walk away, and a public pay-and-display car park directly opposite, the property could appeal to first-time buyers, those looking to downsize or anyone seeking a centrally located home in West Wales.

The front entrance opens into a hallway leading through to the main living accommodation. The sitting area provides a comfortable space for everyday living, with a bay window to the front bringing in natural light. This flows through to a further lounge area, offering flexibility for arranging seating and dining furniture, with the staircase leading to the upper floors.

To the rear is the kitchen/diner, providing space for cooking and dining, with fitted kitchen units and room for everyday essentials. A door leads into a rear porch, which provides access directly onto the street behind the property. Although there is no private outdoor space, this additional entrance is a practical feature.

On the first floor, the landing leads to two bedrooms and a shower room. The main bedroom is positioned at the front of the house, while the second bedroom offers possibilities as a single bedroom, nursery or home office, depending on individual requirements. The shower room is fitted with a shower enclosure, wash hand basin and WC, with a window providing natural light.

Details Continued:
A further staircase leads up to the attic room, which is a particularly useful addition to the accommodation. With a roof window, exposed ceiling beams, sloping ceilings and access to eaves storage, this versatile space could be used as a hobby room, occasional workspace or additional storage. This could be closed off to create an official third bedroom, (subject to necessary building regulations.)

The property benefits from mains gas central heating and connections to mains electricity, water and drainage. There is no private parking, although a public pay-and-display car park is located directly opposite the property. Enquiries could be made with the local council regarding the availability and eligibility requirements for a parking permit.

For those seeking a manageable home in a central location, with flexible accommodation and everyday amenities close at hand, this property is well worth considering.

Viewing is recommended to appreciate the accommodation and convenient town location. Contact Cardigan Bay Properties to arrange an appointment.

INFORMATION ABOUT THE AREA:
Cardigan is a popular historic market town on the River Teifi, offering a good selection of independent shops, cafés,

restaurants, supermarkets, schools and leisure facilities. The town is also home to Cardigan Castle and the popular Guildhall Market, with the surrounding area offering plenty to explore. The beautiful Cardigan Bay coastline is within easy driving distance, including the sandy beaches at Poppit Sands, Mwnt and Aberporth, while the neighbouring village of St Dogmaels offers further amenities and access to the Pembrokeshire Coast 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.

Entrance Hall
3'4" x 8'7"

Sitting Area
14'8" x 12'0"

Lounge Area
11'6" x 8'8"

Kitchen/Diner
13'9" x 14'3" max

Rear Porch
5'0" x 6'11"

Landing
7'2" x 11'1"

Bedroom 1
8'2" x 12'2"

Bedroom 2
6'6" x 9'7"

Shower Room
5'0" x 6'5"

Attic Room
15'11" x 11'6"

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 private parking, although a public pay-and-display car park is located directly opposite the property. Enquiries could be made with the local council regarding the availability and eligibility requirements for a parking permit.
PROPERTY CONSTRUCTION: Traditional Build
SEWERAGE: Mains Drainage
ELECTRICITY SUPPLY: Mains
WATER SUPPLY: Mains
HEATING: Gas central heating (Mains)
BROADBAND: Not Connected - 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/COVENANTS: The seller has advised that there are none that they are aware of.
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 rear porch provides access to the street behind the property. There is no garden with this property.

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/MC/11/26/OK






















Bedroom
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DIRECTIONS:

From Cardigan town centre, head towards the High Street and continue onto Priory Street, following the road along Pendre/North Road before turning right on to Napier St. Follow the road around the corner, on to Williams Terrace. Number 2 is located on the right hand side of the road, with the public pay-and-display carpark to your left, and is the second property on the terrace. For the exact location, please use What3Words: ///handfuls.flesh.slimming









Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100+
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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