Approx Gross Internal Area
109 sq m / 1168 sq ft



Ground Floor
Approx 61 sq m / 658 sq ft

First Floor
Approx 47 sq m / 511 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D' Ceredigion County Council

ref:LW/AMS/09/26/OK/AMS

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

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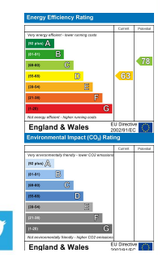
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- Investment Opportunity
- Enclosed Rear Garden
- EPC Rating: D



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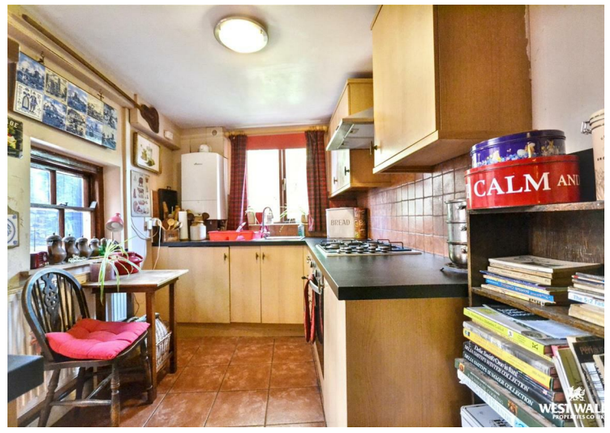
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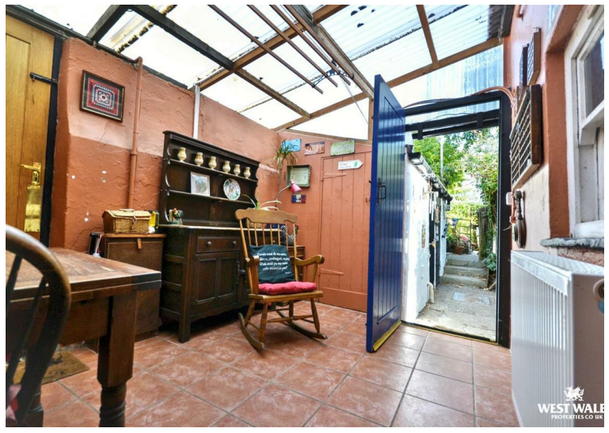
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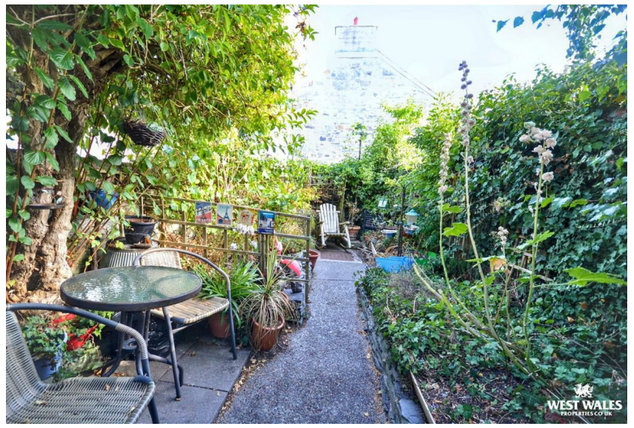


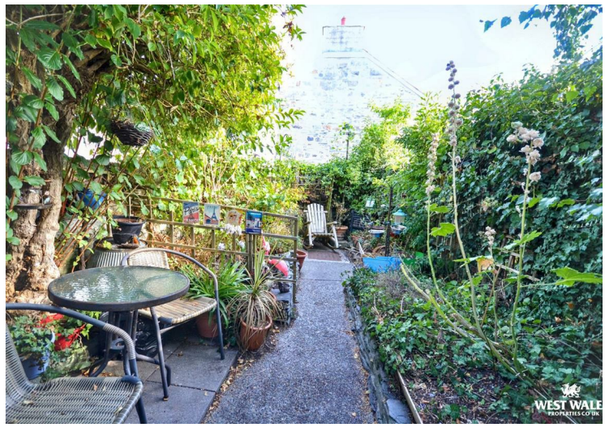












Ideally situated in the heart of the popular market town of Cardigan, this charming end of terraced property offers a wonderful combination of character, convenience and comfortable living. The property is within easy walking distance of the town's local shops and amenities, as well as the nearby wildlife park and the many scenic walks along the picturesque River Teifi.

Full of character, the property retains a number of character features, including exposed wooden ceiling beams, sash windows and a feature fireplace housing an electric log burner. The property benefits from three bedrooms, two reception rooms, and mains gas heating. Upon entering the property, a welcoming hallway provides access to the principal rooms. To the left is a cosy living room, featuring a log-burning stove and an opening through to the dining room, creating a warm and sociable space. From the dining room, a further door leads back into the hallway and through to the kitchen. The kitchen is fitted with a range of wall and base units, with a window overlooking the rear of the property. From the kitchen, there is access to a further versatile room, with doors providing access to both the side and rear of the property.

The staircase rises to the first floor, where a split-level landing provides access to the accommodation. To one side is the family bathroom, which benefits from both a separate bath and shower. To the other side are three bedrooms, two of which are doubles.

Externally, the property benefits from an enclosed rear garden. The garden features a variety of mature shrubs and plants, creating a pleasant setting in which to relax and enjoy the surroundings. There is also a block-built storage shed and an outdoor WC, providing useful additional facilities.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

When entering Cardigan continue onto Pont-y-Cleifion, passing Finch Square on your left. Take the next left onto Morgan Street. Take the left turn by the Angel Hotel, continue for a short distance and the property will be found on your right hand side. What three words - ///villa.insolvent.shimmered



See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.