

Attention Investors! Impressive town centre apartment building in excellent order. Cardigan. West Wales.



Pantycelyn, Pendre, Cardigan, Ceredigion. SA43 1JU.

£375,000

R/4362/RD

**** Attention Investors! ** Impressive town centre apartment investment opportunity ** Gross income just under £30,000 pa - potential for greater ** Option to purchase adjoining building (also 4 apartment investment building) ** Recently refurbished and modernised ** Ideal premises with immediate income ** Low maintenance ** Walking distance to town centre amenities ** Fully up to date regulations ** Fire alarms fitted ** Impressive period property ** One of the best performing investment opportunities within Cardigan town centre to come on the market for some time ****

The property is positioned within the Pendre area of Cardigan along one of the main thoroughfares into the town centre. Cardigan offers a good level of local amenities and services including primary and secondary schools, 6th form college, community hospital, traditional high street offerings, local cafes, bars, and restaurants, theatre and cinema, retail parks, supermarkets and industrial estates. Cardigan is the largest town within Ceredigion being on the borders of Pembrokeshire and the National Park. The property is situated on the upper end of Pendre adjoining with Aberystwyth Road and North Road along the A487 heading out of the town.



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GENERAL

The property comprises of a 3 storey end terrace property comprising of 4 flats, a similar layout to Gwynfryn. (Ref R/4361/RD)

This property has been subject to grant improvement with full refurbishment both internal and external to provide a high quality investment property.

Notable features such as bay windows, sash windows, decorative front porch, wrought iron railings on a stone and slate wall and pointing to the stonework are notable features.

We also understand that the property benefits from side access from the adjoining Brooklands which provides external access to Flat 2 within this building.

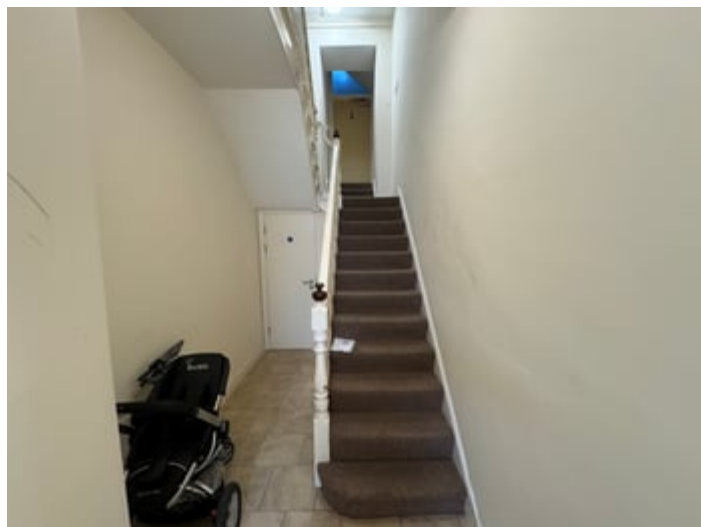
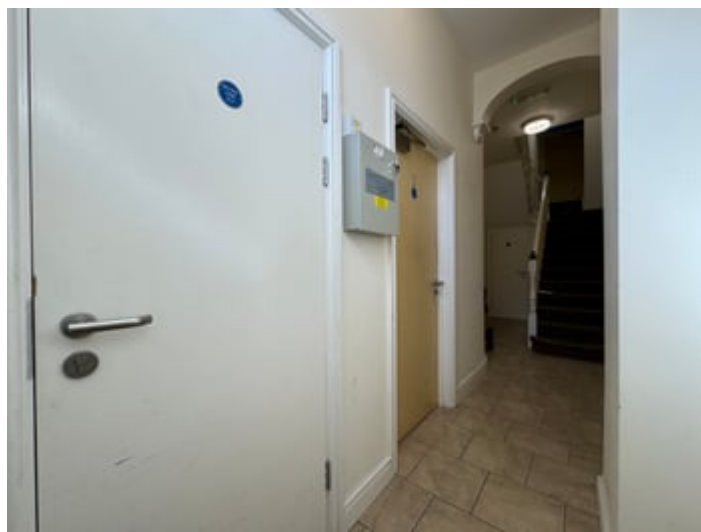
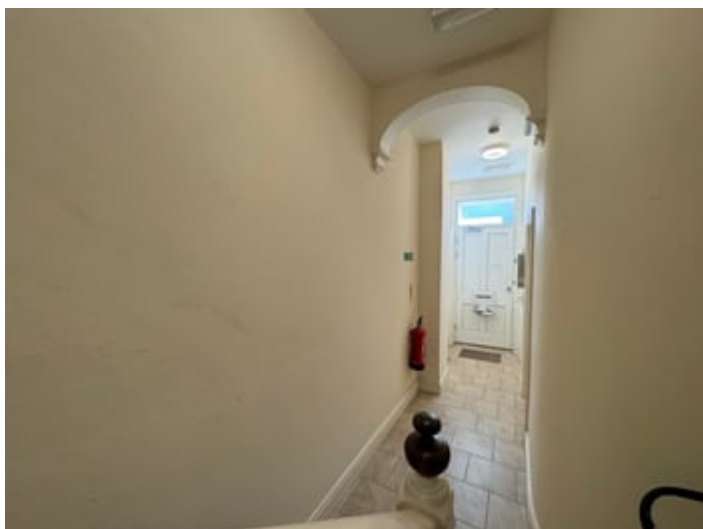
We note that the property benefits from full fire and electrical gas safety certificates.

The Accommodation provides -

GROUND FLOOR

Entrance Hallway

via hardwood door, fan light over, meter cupboard, tiled flooring, understairs cupboard, archway.



FLAT 1

Internal Hallway

Accessed via fire door, tiled flooring.

Lounge

13' 2" x 10' 8" (4.01m x 3.25m) bay window to front, tiled flooring, multiple sockets, TV point.

Kitchen

13' 7" x 10' 5" (4.14m x 3.17m) oak effect base and wall units, electric oven and grill, electric hobs with extractor over, Worcester oil boiler, tiled flooring, washing machine connection, stainless steel sink and drainer with mixer tap.

Rear Inner Hallway

13' 7" x 10' 5" (4.14m x 3.17m) with external door to garden.

Bathroom

With corner shower, WC, single wash hand basin, radiator.

Bedroom 1

8' 6" x 10' 4" (2.59m x 3.15m) double bedroom, side window, radiator.

FIRST FLOOR

Split Level Landing

Providing access to:



FLAT 2

Inner Hallway

With Velux roof light over, radiator, continuing onto:

Landing

With radiator, Velux roof light over.

Bedroom 1

6' 3" x 15' 3" (1.91m x 4.65m) double bedroom, radiator, side window, multiple sockets.

Bedroom 2

15' 7" x 10' 8" (4.75m x 3.25m) double bedroom, window to rear and side, multiple sockets, radiator.

Bathroom

6' 4" x 9' 7" (1.93m x 2.92m) white panelled bath with shower over, WC, radiator, half tiled walls, single wash hand basin.

Open Staircase

With access to ground floor.

Open Plan Kitchen/Dining Room/Living Space

10' 5" x 32' 7" (3.17m x 9.93m) with oak effect kitchen,

Formica worktop, stainless steel sink and drainer with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, tiled flooring, external door to garden, spotlights to ceiling.

EXTERNALLY

Garden

Slate flagstone slabs and raised garden area to the rear of the property with space for washing line and 6' boundary fence with extended rear garden over.



FLAT 3

Inner Hallway

With access to:

Bathroom

7' 3" x 3' 5" (2.21m x 1.04m) with enclosed corner shower, single wash hand basin, WC, radiator.

Lounge

13' 2" x 10' 6" (4.01m x 3.20m) with bay window to front, multiple sockets, radiator.

Bedroom 1

13' 4" x 10' 7" (4.06m x 3.23m) double bedroom, window to rear, multiple sockets, radiator, housing gas boiler, fitted cupboards.

Kitchen

With a range of base and wall units, stainless steel sink with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over.

SECOND FLOOR

FLAT 4

Entrance Hallway

Providing access to:

Kitchen

6' 7" x 13' 1" (2.01m x 3.99m) with a range of base and wall units, stainless steel sink with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, window to front.

Lounge

11' 1" x 12' 7" (3.38m x 3.84m) window to front, radiator, multiple sockets, TV point.

Bedroom 1

12' 8" x 9' 8" (3.86m x 2.95m) double bedroom, window to rear, fitted cupboard, multiple sockets, radiator.

THIRD FLOOR

Accessed via internal staircase with Velux roof light over.

Bedroom 2

10' 6" x 18' 5" (3.20m x 5.61m) double bedroom, Velux roof light to rear, radiator, fitted cupboards.

Bathroom

7' 4" x 7' 3" (2.24m x 2.21m) panelled bath with shower over, WC, single wash hand basin, radiator, half tiled walls.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

Services

Services - We are advised that the property benefits from mains water, electricity and drainage. We understand that each flat is metered separately.

Flat 1 - D - 68/78 - Expiry 11/8/31

Flat 2 - D - 57/88 - Expiry 11/8/31

Flat 3 - D - 68/80 - Expiry 11/8/31

Flat 4 - D - 56/77 - Expiry 11/8/31

Council Tax Information:

Flat 1 - A - £902

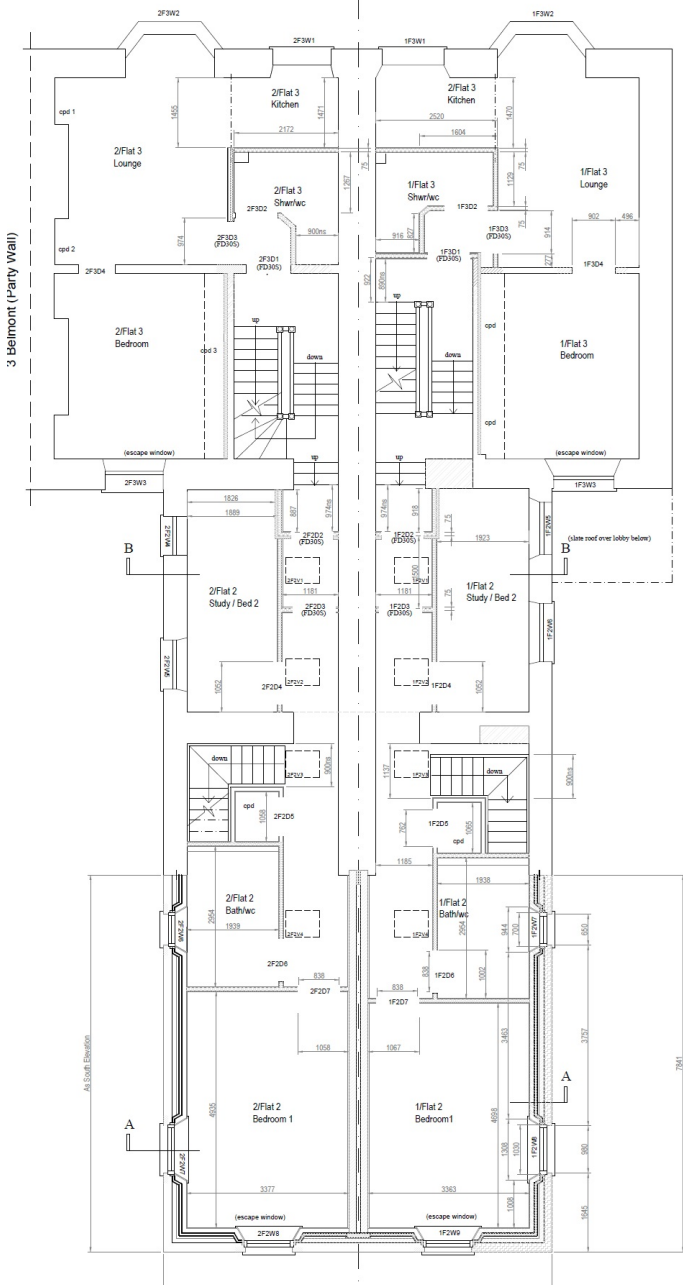
Flat 2 - B - £1,053

Flat 3 - A - £902

Flat 4 - B - £1,053

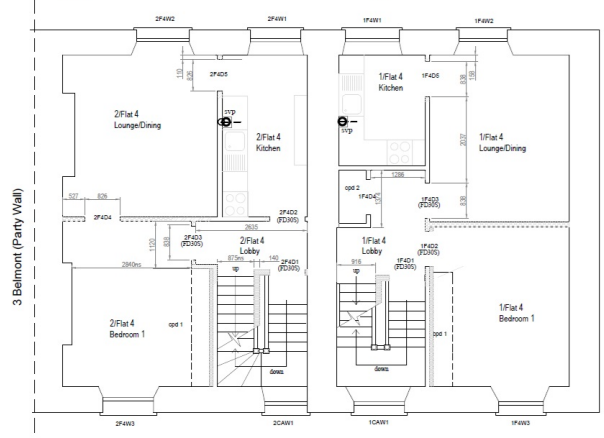
No2 BELMONT
FIRST FLOOR PLAN - AS PROPOSED
1:50

No1 BELMONT
FIRST FLOOR PLAN - AS PROPOSED
1:50



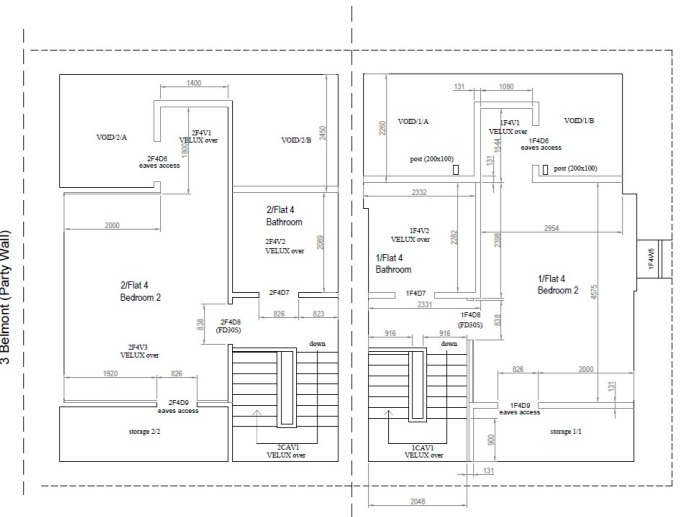
No2 BELMONT
SECOND FLOOR PLAN - AS PROPOSED
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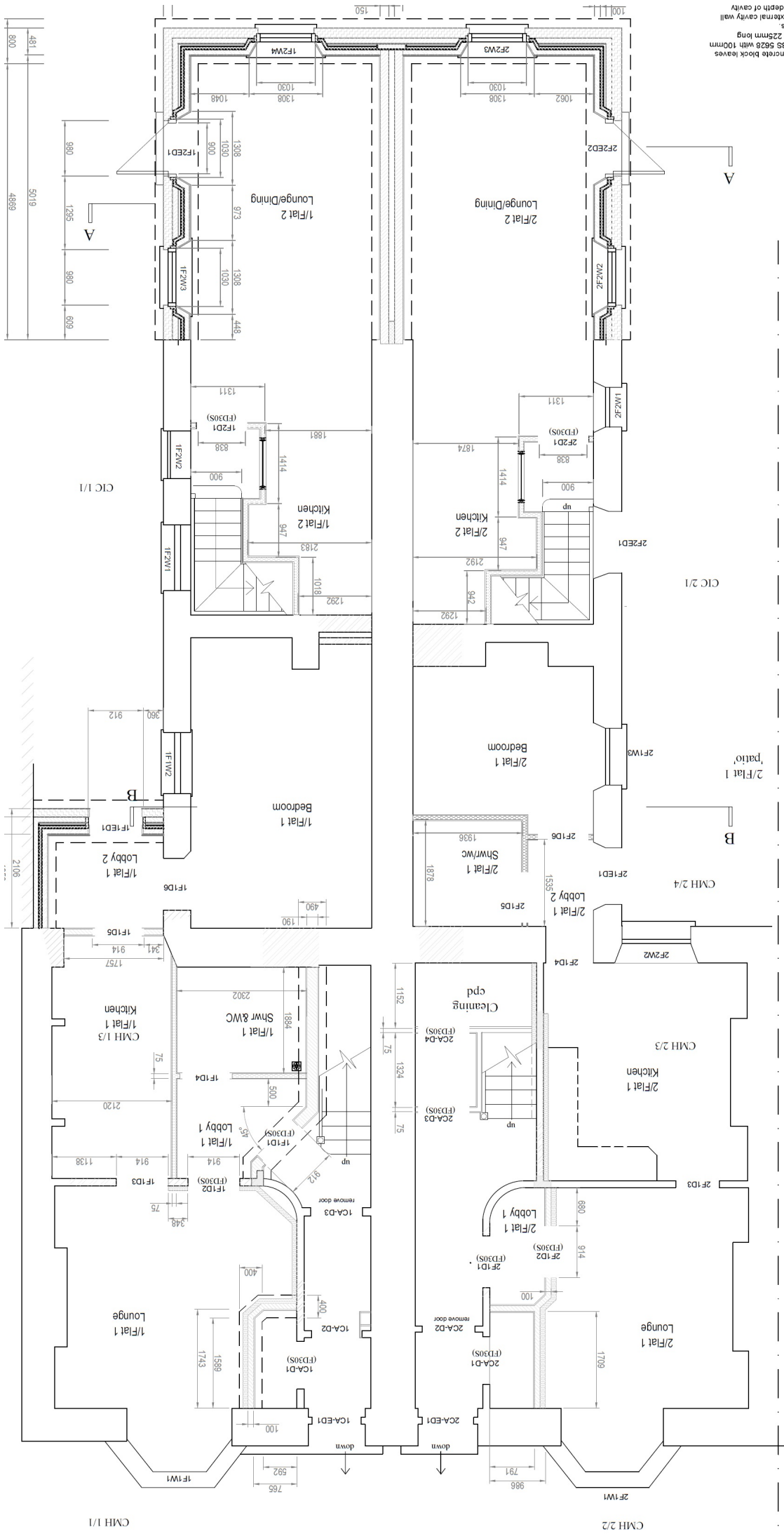
No1 BELMONT
SECOND FLOOR PLAN - AS PROPOSED
1:50



No2 BELMONT
THIRD FLOOR PLAN - AS PROPOSED
1:50

No1 BELMONT
THIRD FLOOR PLAN - AS PROPOSED
1:50



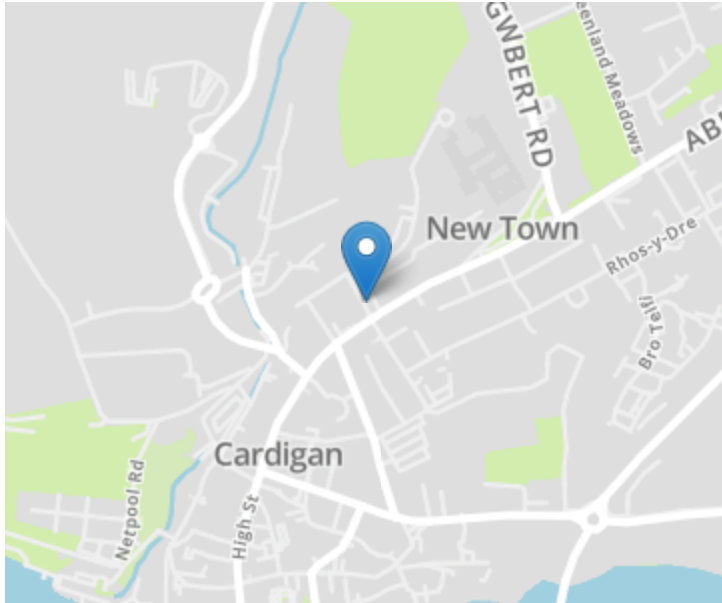


sitting Wall
 thick solid dense concrete block leaves
 or equivalent to BS 5628 with 100mm
 50mm on cuts, with 225mm long
 double triangle ties.
 of internal leaf of external cavity wall
 e cavity stop to full depth of cavity.

3 Belmont (Party Wall)

CMH 1/1

CMH 2/2



Directions

Travelling north from Cardigan High Street onto Pendre, proceed towards Aberystwyth Road and the property is located on the left hand side just after the commencement of the one way system.

For further information or to arrange a viewing on this property please contact :

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