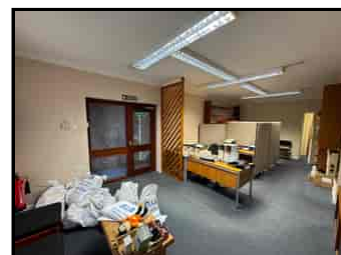
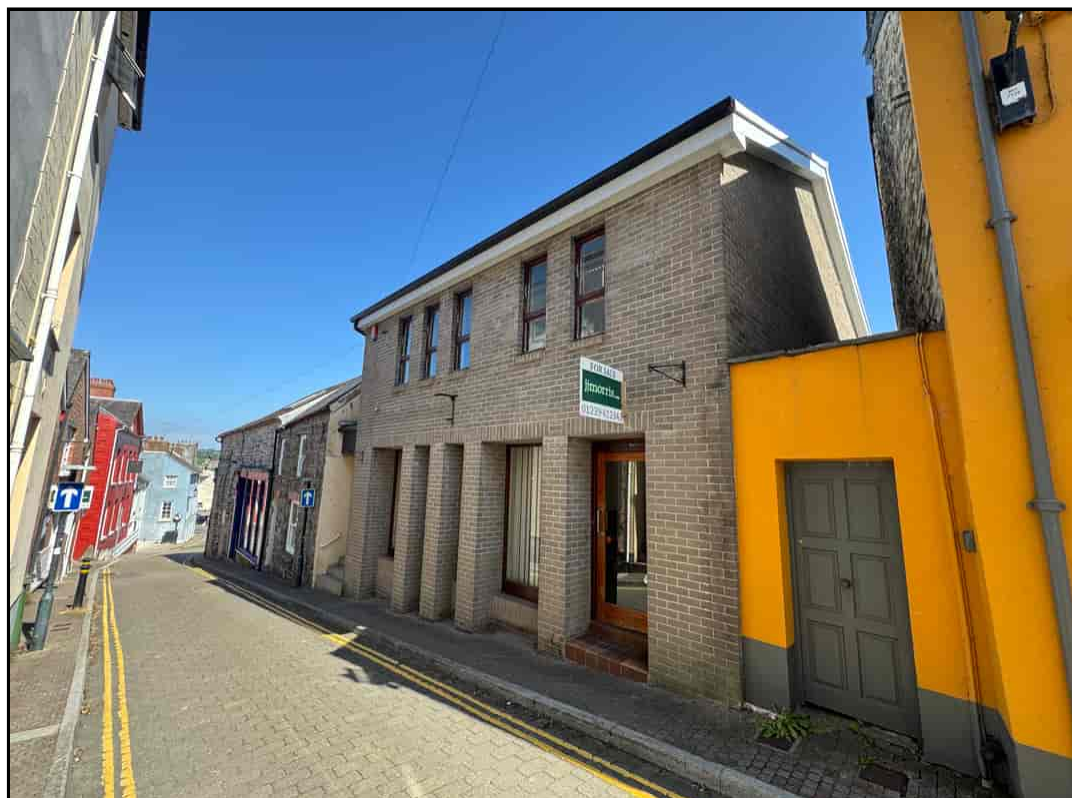


*Impressive town centre commercial premises but with potential for conversion to residential or other alternative uses (stc). Cardigan, West Wales*



47 St Mary Street, Cardigan, Ceredigion. SA43 1HA.

£217,000

C/2365/RD

\*\* Impressive town centre premises, currently with commercial use but potential for alternative use (residential, tourism, retail etc. (STC)) \*\* Prime town centre location with excellent road frontage along a busy thoroughfare \*\* Excellent glass frontage and display windows to front \*\* Potential to provide a least 2 comfortable apartments \*\* Enclosed rear courtyard \*\* One of the most popular streets in Cardigan with successful local traders nearby \*\* A well constructed and maintained building, ideal for conversion \*\*

The property is situated along St Mary Street within Cardigan town centre. Cardigan offers local amenities and services including, primary, secondary and sixth form education, traditional high street offerings, retail parks, cinema, community hospital and excellent public transport connectivity. Pembrokeshire National Park is within 10 minutes of the property.



**LAMPETER**  
12, Harford Square, Lampeter,  
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**ABERAERON**  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Ground Floor

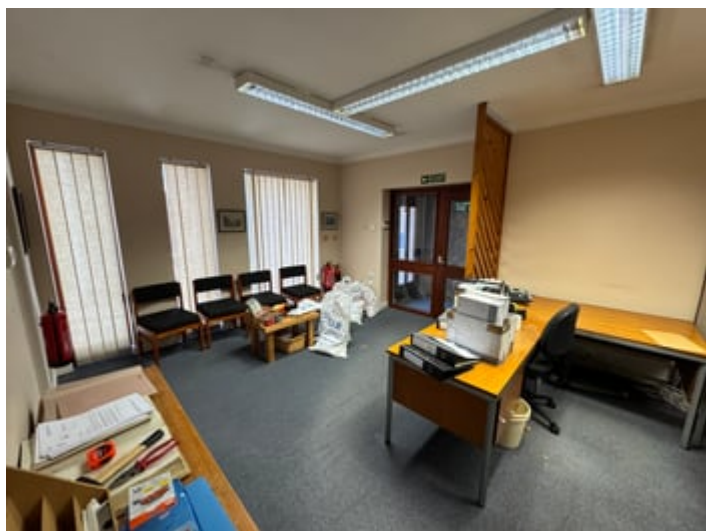
### Entrance Hallway

Stepped up from the adjoining street into a light and inviting hallway with continuing staircase to first floor and glass panelled door and side panel into -



### Main Office Area

13' 6" x 26' 6" (4.11m x 8.08m) with large floor to ceiling windows to front, heater, multiple sockets and connecting doors into -



### Office 1

11' 8" x 15' 1" (3.56m x 4.60m) with large floor to ceiling window and separate glass door to front, multiple sockets.





## Office 2



10' 9" x 13' 1" (3.28m x 3.99m) with window to rear, fitted cupboard, heater.

## Inner Hallway

### Kitchen

6' 4" x 5' 1" (1.93m x 1.55m) with range of base units with Formica working top, stainless steel sink and drainer, part tiled walls, vinyl flooring, Vaillant wall mounted gas boiler, external door to rear courtyard.



## 2 x w.c.

With low flush WC, single wash-hand basins, side windows and part tiled walls with vinyl flooring.



## Understairs Storage Area

Radiator

## First Floor

### Landing

With staircase from the reception hallway with window to rear, storage cupboard, BT cabinet.

## Main Office Area

17' 8" x 19' 3" (5.38m x 5.87m). Large open plan office space with 2 windows to front, radiators, multiple sockets, strip lighting to ceiling, connecting door into -



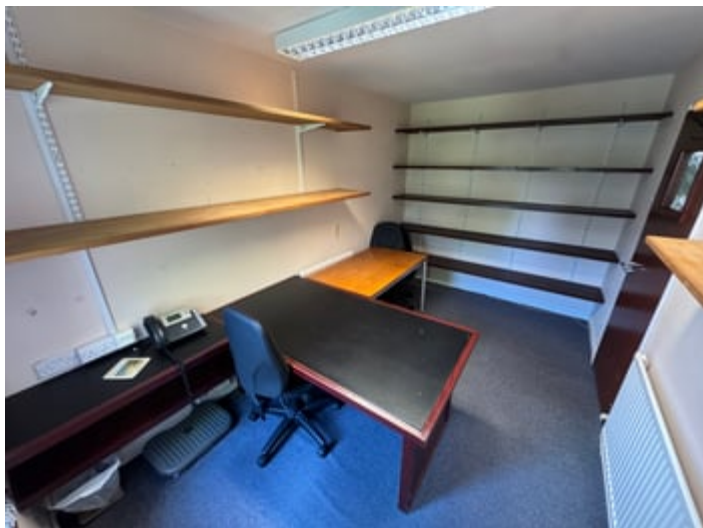
**Office 1**

7' 8" x 13' 2" (2.34m x 4.01m) with windows to front, radiator, multiple sockets.



**Office 2**

14' 4" x 8' 7" (4.37m x 2.62m) with windows to rear, radiator.



**Office 3**



10' 6" x 14' 6" (3.20m x 4.42m) with 2 windows to front, multiple sockets, BT point, heater.

## EXTERNALLY

### To the front

The property fronts onto St Mary Street, one of the busiest thoroughfares in Cardigan.







To keep up to date please visit our Website, Facebook and Instagram Pages

### Services

The property benefits from : mains water, electricity and gas central heating, mains drainage.

Local Authority - (Ceredigion County Council)

Tenure : Freehold.

### To the rear

Enclosed rear courtyard (currently overgrown) but provides staff an external seating space or amenity area if converted into apartments.

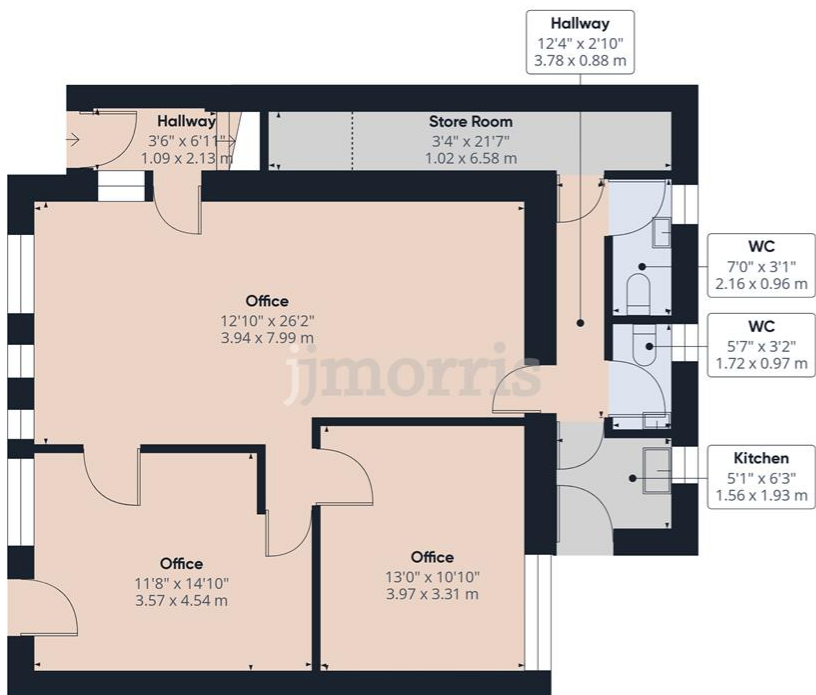
### MONEY LAUNDERING REGULATIONS

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.

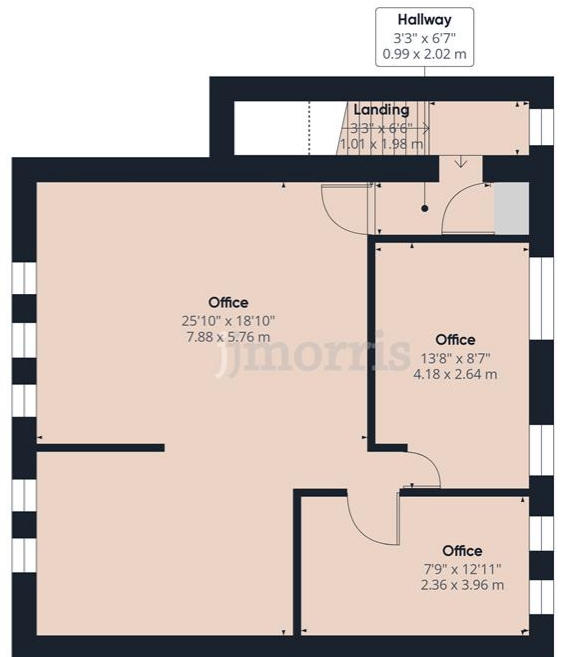
### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.



Floor 0



Floor 1

## MATERIAL INFORMATION

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**Council Tax:**

N/A

**Parking Types:** On Street.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

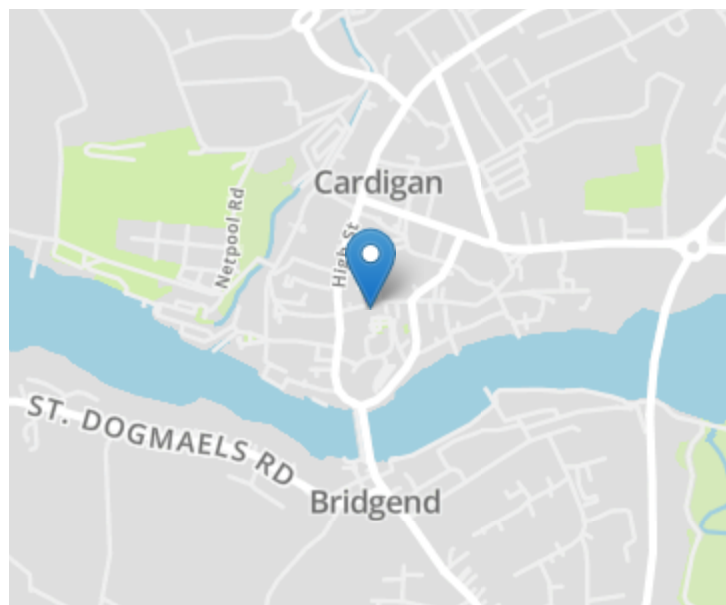
**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



### Directions

The property is situated along St Mary Street accessed from High Street adjoining Sgidie Teifi.

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

**Aberaeron Office**  
**4 Market Street**  
**Aberaeron**  
**Ceredigion**  
**SA46 0AS**

T: 01545 571 600

E: [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



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