

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



**Gwynfryn, Pendre, Cardigan, Ceredigion. SA43 1JU.**

**£375,000**

**R/4361/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 mid-terrace dwelling likely to have been constructed within the late 1800's to early 1900's forming part of a terrace of 3 properties..

The property is extremely well presented bound by slate and stone forecourt to front with decorative wrought iron railings.

The property benefits from feature Bay windows to ground and first floor along with traditional sash windows to all rooms.

To the rear, the property benefits from large extended garden area used by the apartments which have 6' high stone and brick wall boundaries. Gwynfryn's rear garden can only be accessed via Flat 2.

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

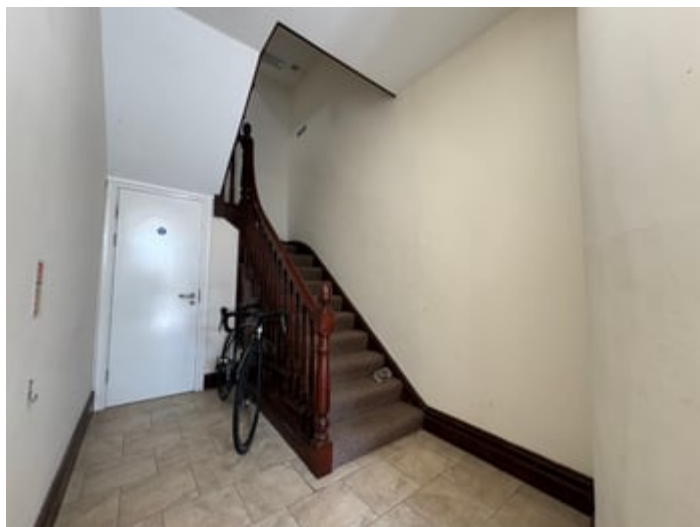
## MONEY LAUNDERING REGULATIONS

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.

## ACCOMMODATION

### Communal Entrance Hallway

Accessed via decorative front porch and hardwood door with fanlight over, tiled flooring, meter cupboard, understairs cupboard with Belfast sink, original staircase to first floor.



## FLAT 1

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Accessed via fire door into:

### Internal Hallway

and access to:

### Lounge

11' 1" x 12' 7" (3.38m x 3.84m) with bay window to front,

multiple sockets, radiator, tiled flooring.

### **Kitchen**

12' 1" x 12' 7" (3.68m x 3.84m) 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**

With external door.

### **Shower Room**

6' 6" x 6' 1" (1.98m x 1.85m) tiled enclosed shower unit, WC, single wash hand basin, radiator, tiled flooring.

### **Bedroom 1**

8' 0" x 10' 5" (2.44m x 3.17m) double bedroom, window to rear, fitted cupboards, radiator.

### **EXTERNAL**

Garden slate flagstone flooring, 5' fence to boundary.

### **FIRST FLOOR**

#### **Split Level Landing**

Split level landing by the original staircase and access to:



### **FLAT 2**

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With 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**

#### **Lounge**

12' 3" x 12' 9" (3.73m x 3.89m) bay window to front, multiple sockets, radiator, open plan into:

Kitchen with a range of base and wall units, radiator, multiple sockets, washing machine connection, electric oven and grill, inductions hobs, stainless steel sink and drainer with mixer tap.

### **Bedroom 1**

11' 8" x 13' 2" (3.56m x 4.01m) double bedroom, window to rear, radiator, multiple sockets, housing Worcester gas boiler.

### **Bathroom**

4' 7" x 6' 4" (1.40m x 1.93m) with enclosed shower, WC, single wash hand basin, radiator

**FLAT 4****Entrance Hallway**

With continuing staircase to third floor.

**Kitchen**

7' 3" x 12' 8" (2.21m x 3.86m) oak base and wall units with stainless steel sink and drainer and mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, window to front, radiator.

**Lounge**

11' 8" x 12' 7" (3.56m x 3.84m) window to front, radiator, multiple sockets, TV point.

**Bedroom 1**

9' 5" x 12' 9" (2.87m x 3.89m) double bedroom, fitted wardrobes, radiator, housing Worcester gas boiler.

**SECOND FLOOR****Landing**

with Velux roof light over.

**Bathroom**

7' 2" x 7' 3" (2.18m x 2.21m) panelled bath with shower over, WC, single wash hand basin, radiator, half tiled walls.

**Bedroom 2**

11' 1" x 15' 2" (3.38m x 4.62m) double bedroom, Velux roof lights over, radiator, fitted cupboards.

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**Services**

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

**EPC Information:**

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

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

Flat 3 - C - 74/81 - Expiry 11/8/31

Flat 4 - D - 59/77 - Expiry 11/8/31

**Council Tax Information:**

Flat 1 - A - £902

Flat 2 - B - £1,053

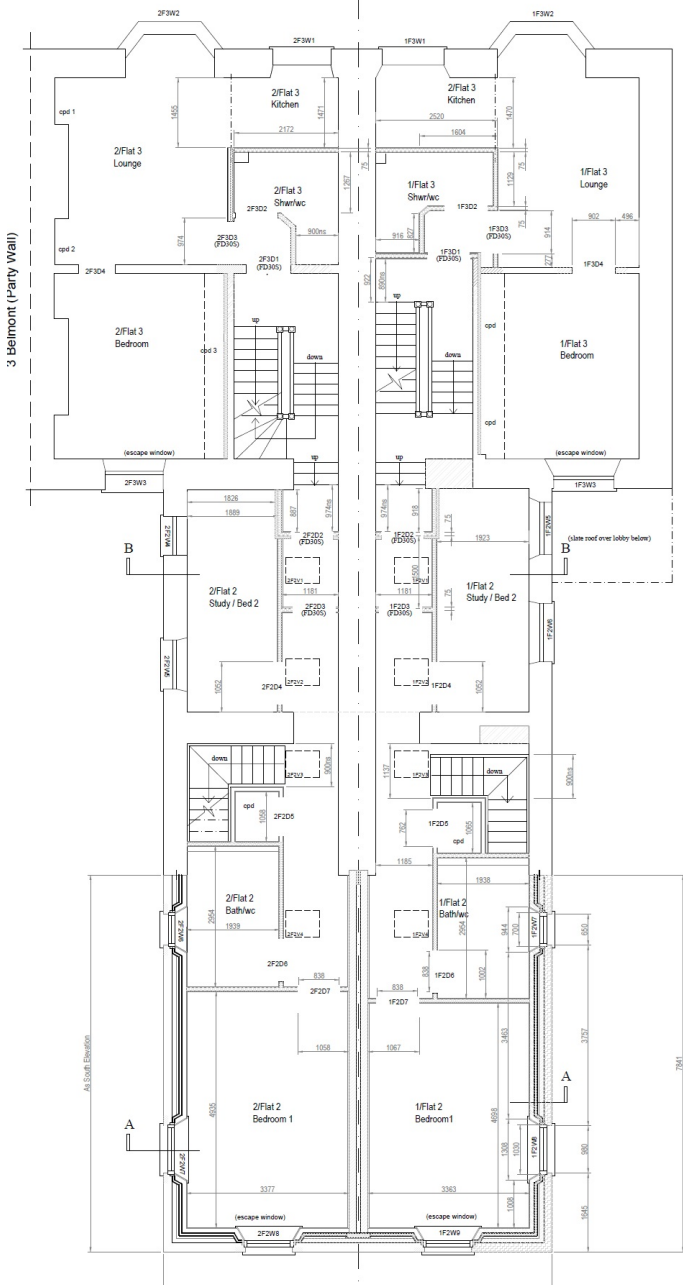
Flat 3 - A - £902

Flat 4 - B - £1,053



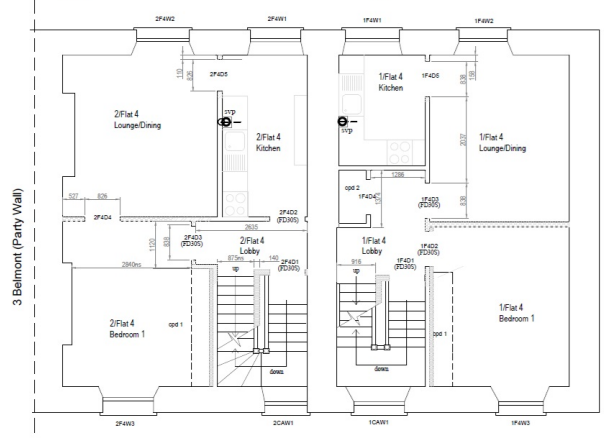
No2 BELMONT  
FIRST FLOOR PLAN - AS PROPOSED  
1:50

No1 BELMONT  
FIRST FLOOR PLAN - AS PROPOSED  
1:50



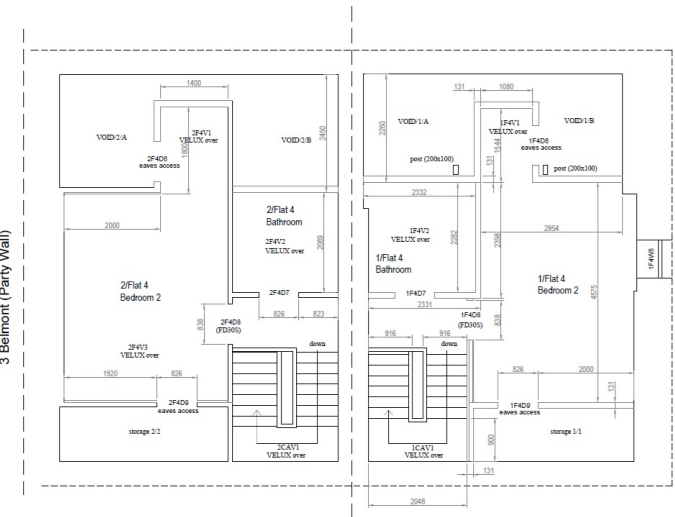
No2 BELMONT  
SECOND FLOOR PLAN - AS PROPOSED  
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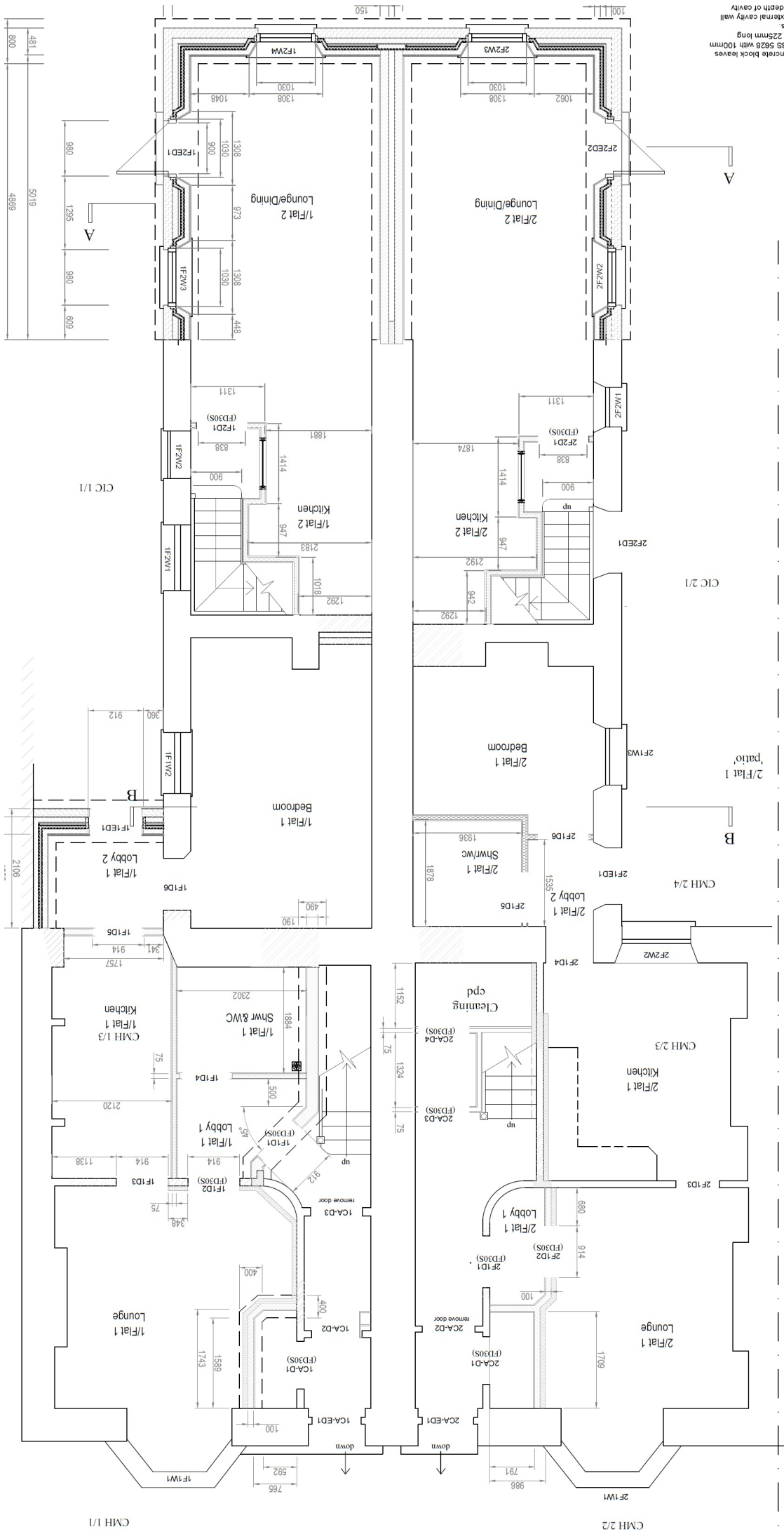
No1 BELMONT  
SECOND FLOOR PLAN - AS PROPOSED  
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No2 BELMONT  
THIRD FLOOR PLAN - AS PROPOSED  
1:50

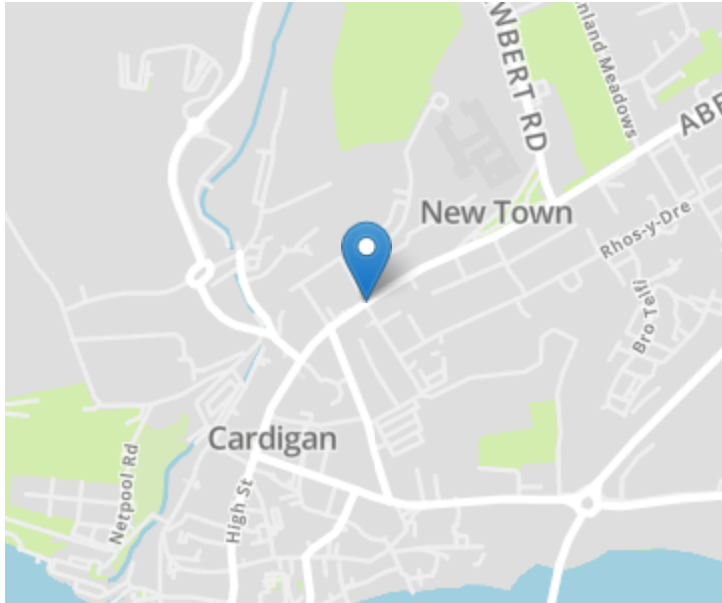
No1 BELMONT  
THIRD FLOOR PLAN - AS PROPOSED  
1:50





3 Belmont (Party Wall)

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.



### 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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