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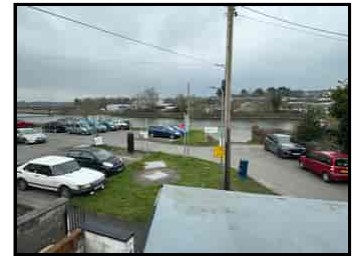


RICS



Since 1989

ATTENTION 1ST TIME BUYERS ! ATTENTION INVESTORS! Spacious 2 Bed end of terrace property with garage. Cardigan town centre - West Wales.



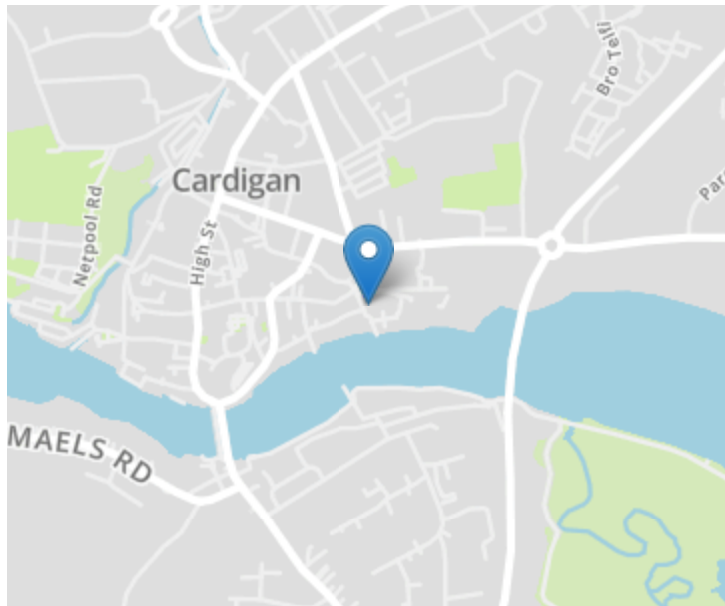
5 Gloster Row, Cardigan, Ceredigion. SA43 1DL.

Ref R/4007/RD

£139,950

****Attention 1st time buyers**Attention investors**Appealing 2 bed end of terrace dwelling**Garage**Deceptively spacious accommodation**Riverside views**Ideal income potential**Conveniently positioned to town centre amenities**A great opportunity for a 1st time buyer to secure an appealing home set in an attractive location within this favoured estuary town****

The property is situated within the popular Market town of Cardigan with its traditional High Street offerings, retail parks, industrial estates, cinema and theatre, community hospital, local cafes, bars, restaurants, primary and secondary schooling, 6th form College, excellent leisure and sports facilities and being less than 10 minutes from the Pembrokeshire coast national park.



GROUND FLOOR

Front Entrance

into -

Lounge

13' 0" x 12' 2" (3.96m x 3.71m) accessed via glass panel front door with covered fireplace, window to front, radiator, multiple sockets.



Kitchen

13' 6" x 13' 5" (4.11m x 4.09m) a white kitchen having base and wall cupboards with wood effect work tops, tiled splash back, tiled effect vinyl flooring, upvc door and side window to garden, radiator. Stainless steel sink and drainer with mixer tap. Space for dining table. Open staircase to first floor.





Utility Room



5' 6" x 6' 4" (1.68m x 1.93m) with wall mounted gas boiler, radiator, rear window, vinyl flooring, washing machine connection.

FIRST FLOOR

Landing

6' 3" x 13' 3" (1.91m x 4.04m) with storage cupboard over, radiator.



Front Bedroom 1

12' 3" x 13' 1" (3.73m x 3.99m) a double bedroom, window to front, fitted cupboard, radiator, multiple sockets.



Bedroom 2



7' 3" x 11' 7" (2.21m x 3.53m) a double bedroom, window to side with views over the river Teifi, radiator, multiple sockets, fitted cupboard.

Bathroom

5' 7" x 7' 8" (1.70m x 2.34m) Having panelled bath with shower over, rear window, w.c single wash hand basin, radiator.



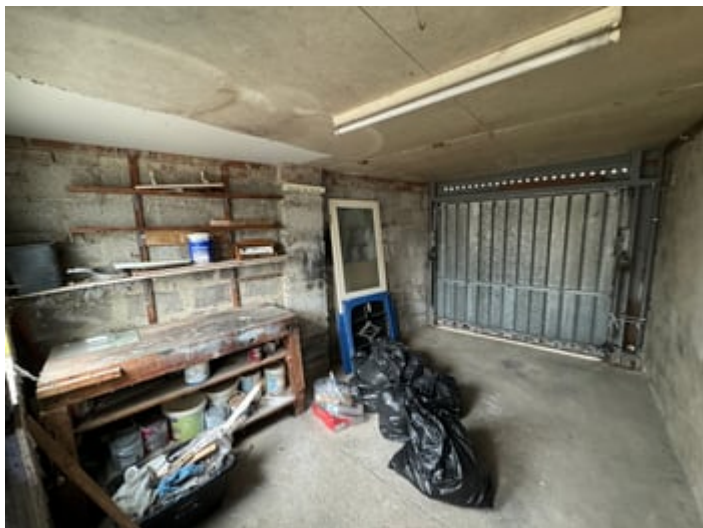
EXTERNALLY

To the front

The property fronts onto Gloster Row. Providing access to -



Garage



10' 1" x 13' 8" (3.07m x 4.17m) with steel up and over door on concrete base, electric sockets, rear window and door to garden area.

To the Rear

Enclosed garden space providing access to the main house and garage and currently laid down to patio slabs.



TENURE

The property is of Freehold Tenure.

MONEY LAUNDERING

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

We are advised that the property benefits from mains water,

electricity and drainage. Mains gas central heating.

Council Tax Band B.

Directions

From Cardigan town centre at Pont Y Cleifion and Finch Square (Adjoining the church), bear left at the junction and Priory Street and after passing T.M. Daniel Garage, take the next left hand turning onto Morgan Street by the side of 'Crwst', continue for some 50 yards and take the next left hand turning onto a lane and continue for another 100 yards until the junction with the Red Lion public house. Proceed across the road onto Gloster Row and continue to the end of the terrace and No 5 is located at the very end with its garage adjoining the car park.

