

*A deceptively spacious semi detached town house located in the popular market town of Cardigan  
- West Wales.*



**Panthrydd, Feidrhenffordd, Cardigan, Ceredigion. SA43 1NL.**

**£260,000**

**Ref R/4421/ID**

**\*\*A most attractive 3 bed semi detached town house\*\*** Located in the heart of the popular Market town of Cardigan **\*\*Generous rear garden\*\*** **\*\*Separate workshop/games room\*\*** **\*\*Open plan kitchen/dining room\*\*** **\*\*Well presented throughout\*\*** **\*\*Perfect family home\*\*** **\*\*Double glazing and gas fired central heating\*\*** **\*\*Ample private parking\*\*** **\*\*Level walking distance to all town amenities\*\***

The property comprises of front porch, entrance hall, front lounge, dining room, kitchen, utility room. First floor - 2 double bedrooms, 1 single bedroom and bathroom.

The property is located on Feidrhenffordd, being on the edge of Cardigan town centre being a level walking distance to all town amenities. The town offers a good level of local amenities and services including primary and secondary schools, 6 form college, cinema/theatre, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estates and excellent employment opportunities. The Pembrokeshire coast and the National Park is within some 10 minutes drive with its outstanding coastal aspect and a range of beaches.



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## GROUND FLOOR

### Front Porch

5' 5" x 4' 2" (1.65m x 1.27m) of dwarf wall construction with upvc double glazed windows surround, half glazed upvc door, tiled flooring.

### Entrance Hall

15' 7" x 6' 0" (4.75m x 1.83m) via hardwood door with stained glass side window, stairs rising to first floor, understairs storage cupboard, central heating radiator.

### Front Lounge

13' 6" x 12' 0" (4.11m x 3.66m) with double glazed bay window, a cosy room with open fireplace with raised hearth, mantle above (this would make a lovely opening for a log burning stove), TV point, central heating radiator.



## Dining Room



11' 5" x 11' 5" (3.48m x 3.48m) a spacious room with central heating radiator and 4'5" opening into -

## Kitchen



9' 7" x 18' 0" (2.92m x 5.49m) a spacious and light room with a range of fitted base and wall cupboard units with formica working surfaces above, electric oven with 4 ring electric hob above, stainless steel extractor hood, inset stainless steel drainer sink, plumbing for automatic washing machine, 2 sky lights bring an abundance of natural light, space for American fridge freezer, half glazed door to rear garden, central heating radiator. Door into -

## Utility Room



8' 1" x 6' 5" (2.46m x 1.96m) with half glazed upvc door, plumbing for automatic washing machine, outlet for tumble dryer, Worcester gas fired boiler, tiled flooring, central heating radiator.

## FIRST FLOOR

### Landing



8' 1" x 7' 0" (2.46m x 2.13m) with stained glass window to side, access hatch to loft.

## Bathroom



7' 7" x 6' 9" (2.31m x 2.06m) having a modern three piece suite comprising of panelled bath with a mixer tap, corner shower unit with mains rainfall shower above, dual flush w.c. pedestal wash hand basin, frosted window to rear, heated towel rail, fully tiled walls and floors.

### Rear Double Bedroom 1



11' 0" x 11' 5" (3.35m x 3.48m) with large double glazed window to rear overlooking the rear garden, central heating radiator.

### Front Double Bedroom 2



11' 0" x 13' 8" (3.35m x 4.17m) into bay window, double glazed window to front, central heating radiator, multiple sockets.



### Front Bedroom 3

7' 0" x 7' 3" (2.13m x 2.21m) with double glazed window to front (this room would make an ideal office/study).

## EXTERNALLY

### To the Rear





A generous sized garden, mostly laid to lawn with 2 mature apple trees to the rear, patio area.

Cedarwood garden shed.

Access to -

### Garage

The garage is fully insulated and dry lined, has been split into 2 sections viz -

Workshop 8'7" x 6'9" with electric roller door, range of cupboard units.

Second Section - 8'4" x 7'9" with upvc exterior door to side.

### To the front

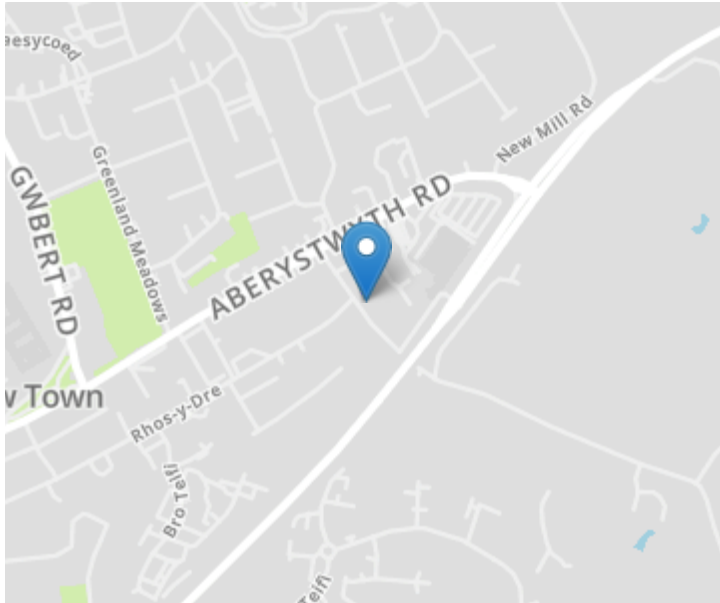


Front driveway with ample private parking for 2 cars.

### Services

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

Council Tax Band C - (Ceredigion county council).



### Directions

From Cardigan town centre, proceed north through Pendre onto North Road and directly leading onto Aberystwyth Road. Pass Aldi supermarket on the right hand side and continue for approximately 200 yards and you will see a right hand turning sign posted 'Cartref Y Hafod / Yr Hafod Home', turn right on this junction and continue along for approximately 100 yards and the property will be the sixth property on the left hand side as identified by the Agents for sale board.

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

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