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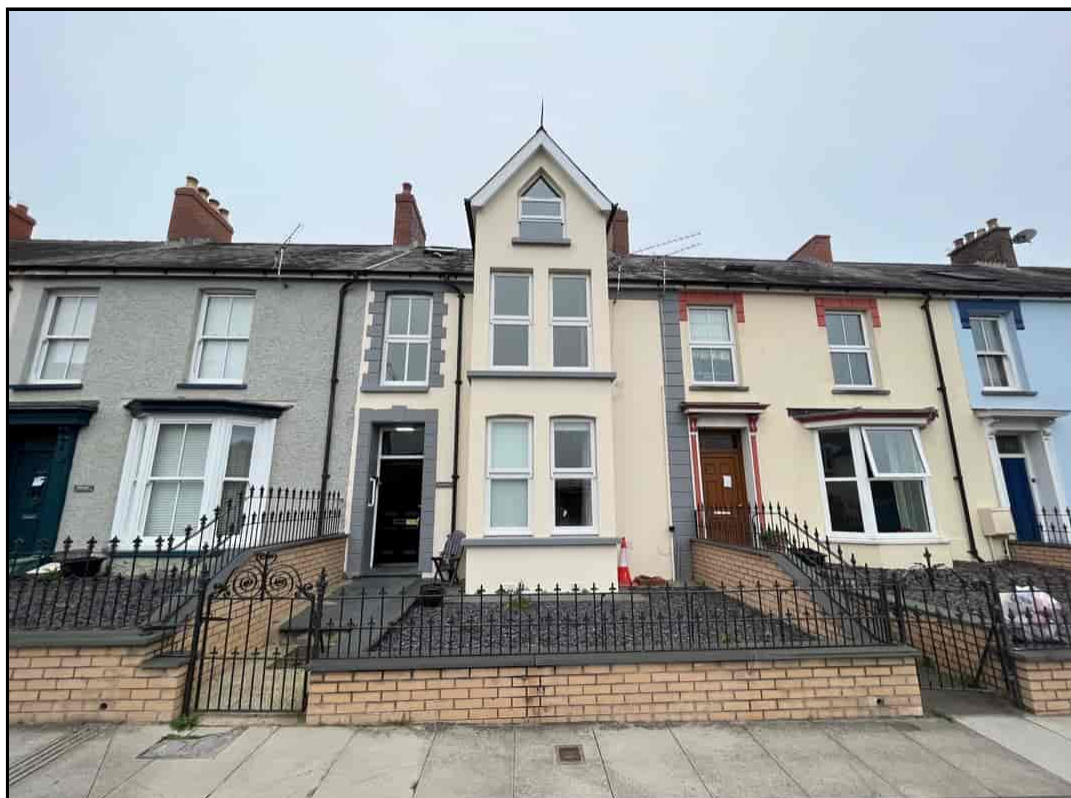


**RICS**



Since 1989

*Attention Investors. 2 fully refurbished apartments with private parking. Cardigan town centre.  
West Wales.*



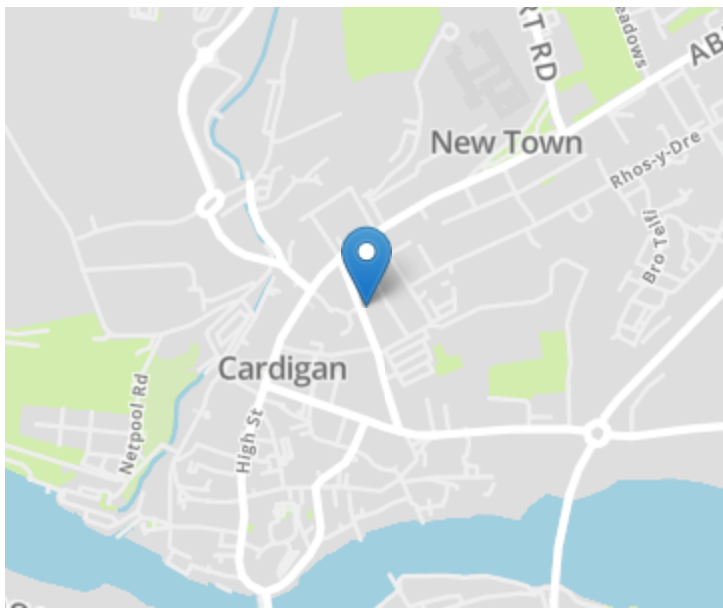
**Flat 1 & Flat 2 Glenmore, Feidrfair, Cardigan, Ceredigion. SA43 1EB.**

**R/3861/RD**

**£180,000**

**\*\* Attention Investors \*\* 2 fully refurbished apartments \*\* 1 x 1 bed apartment \*\* 1 x 2 bed apartment \*\* Cardigan town centre \*\* Private parking \*\* Walking distance of town amenities \*\* An attractive period property \*\* Front forecourt \*\* Attractive income opportunity \*\***

The property is situated centrally within the market town of Cardigan being in close walking distance to town amenities including primary school, leisure centre, secondary school and 6th form college. The Pendre and High Street areas are less than 100 metres walk from the property with the traditional High Street offerings. The house is close to Theatre Mwldan and cinema, community hospital and offers good public transport connectivity.



## FLAT 1

### Entrance Hallway

4' 7" x 19' 8" (1.40m x 5.99m) radiator, laminate flooring, electric socket, under-stairs cupboard.

### Lounge

14' 6" x 14' 5" (4.42m x 4.39m) a good sized living space with feature electric fire and surround, bay window to front, radiator, laminate flooring, multiple sockets.

## GENERAL

Fully refurbished in recent times both internally and externally, the property provides 2 spacious apartments.

Flat 1 on the ground floor offers 1 bed accommodation.

Flat 2 on the first floor offers 2 bed accommodation.

Both apartments benefit from rear external access to the communal garden and the private parking spaces.

### Front Entrance

via hardwood door with fan light over into communal hallway with access to Flat 1 and Flat 2.







### Bedroom 1

7' 9" x 11' 4" (2.36m x 3.45m) double bedroom, window to rear garden, multiple sockets, radiator, laminate flooring, side walk-in cupboard.



### Bathroom

9' 8" x 7' 5" (2.95m x 2.26m) panelled bath with shower over, WC, single wash hand basin, part tiled walls, side window, vinyl flooring.



### Kitchen/Dining Room

12' 2" x 10' 5" (3.71m x 3.17m) with a range of modern white kitchen units with Formica worktop, electric oven, space for dishwasher and washing machine connection, space for freestanding fridge, radiator, vinyl flooring, side window and glass door to garden, tiled splashback.



## FLAT 2

### First Floor Apartment

with access from the communal hallway onto:

### FIRST FLOOR

#### Landing

with radiator.

#### Lounge

11' 5" x 19' 9" (3.48m x 6.02m) with bay window to front, radiator, multiple sockets, large family living room, TV point.







### Rear Bedroom 1

13' 10" x 11' 7" (4.22m x 3.53m) double bedroom, radiator, multiple sockets, rear window.



### Bathroom



7' 7" x 7' 7" (2.31m x 2.31m) white suite including panelled bath with shower over, WC, single wash hand basin, side window.

### Inner Hallway

with access to first floor balcony and galvanised staircase down to the parking area and communal garden space, range of fitted cupboards.



### Kitchen

12' 6" x 10' 8" (3.81m x 3.25m) a range of off-white kitchen units, Formica worktop, space for electric oven, plumbing for washing machine, dual aspect windows to rear and side, tiled splashback, space for dining table.



## SECOND FLOOR

### Bedroom 2

double bedroom, window to front, exposed beams to ceiling, under-eaves storage areas, multiple sockets, Velux roof light.



### Potential En-Suite/Dressing Room

7' 11" x 6' 5" (2.41m x 1.96m) with Velux rooflight over currently used for storage.



## EXTERNAL

### Front

The property fronts onto Feidrfair where the one way system commences around the town and the front entrance to the property is bound by the original railings and gate with flagstone slate slabs to the entrance door and raised decorative gravel area to the front.





## Rear

An enclosed communal garden space being slightly elevated from Flat 1, pockets of decorative gravel and timber shed and footpath access through to private rear parking area finished in gravel with space for 3+ vehicles to park and accessed from the rear service lane from Williams Terrace.







**Services**

We are advised the property benefits from mains water, electricity and drainage. Mains gas central heating.

**Directions**

From Pendre, North Road continue onto the one way system along Feidrfair and Glenmore is located approximately half way down the street on your left hand side as identified by the Agents for sale board.

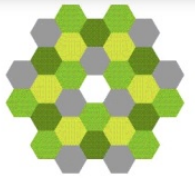
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



# HM Land Registry

Official copy of  
title plan

Title number **CYM629897**  
Ordnance Survey map reference **SN1746SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Ceredigion / Ceredigion**



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