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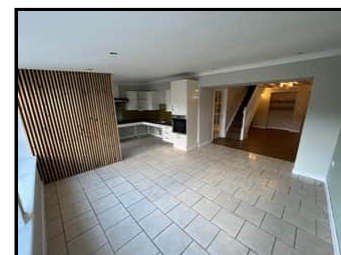


RICS



Since 1989

Spacious 3 Bedroom Dwelling. Cardigan Town Centre. West Wales.



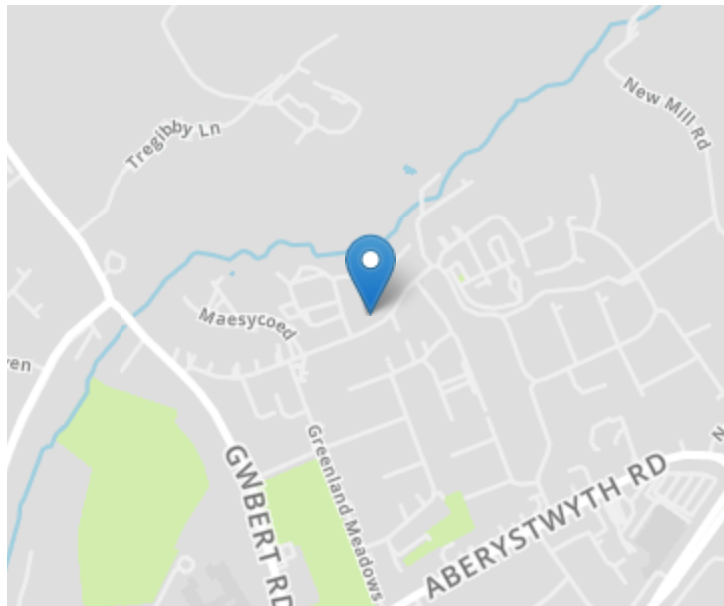
Ysgubor Fach, 2 Cnwc Y Dintir, Cardigan, Ceredigion. SA43 1BA.

R/3487/RD

£195,000

**** Spacious 3 Bed Mid-Terrace Dwelling ** ATTENTION FIRST TIME BUYERS **
ATTENTION INVESTORS ** Off-road parking ** Private rear Garden ** 2 x Kitchens **
Modern Bathroom ** Recently redecorated ** Deceptively spacious accommodation **
Walking distance to town centre amenities ** A great opportunity as a family home or an
investment opportunity ****

The property is situated within Cardigan town centre being in close proximity to the community hospital, primary and secondary schools, swimming pool, places of worship, supermarkets, main high street, local cafes, bars, restaurants, cinema and theatre and nearby leisure facilities. The property is a short drive to the Cardigan Bay coastline at Patch and Gwbert and within some 15 minutes of the Pembrokeshire Coast National Park.



GROUND FLOOR

Front Entrance

With uPVC glass panel door and side glass panel into:

Open Plan Kitchen/Dining Room

19' 7" x 12' 6" (5.97m x 3.81m) With white base and wall disabled friendly kitchen units, stainless steel sink and drainer with mixer tap, BECO electric oven and grill, electric hobs with extractor over, glass splashback, tiled flooring. Dining space with 2 x windows to front, spotlights to ceiling and open plan into:



Lounge

14' 8" x 11' 6" (4.47m x 3.51m) Feature gas fire with marble effect surround with timber mantle, part tongue and groove panelling to walls, wood effect vinyl flooring, painted beams to ceiling, alcove shelving, radiator.





Utility Room

8' 2" x 14' 7" (2.49m x 4.45m) With a modern range of cream base and wall kitchen units, fitted dishwasher, 1½ ceramic sink and drainer, tiled flooring, radiator, redundant fireplace with oak mantle, rear window, spotlights to ceiling, tiled splashback.



Rear Inner Hallway

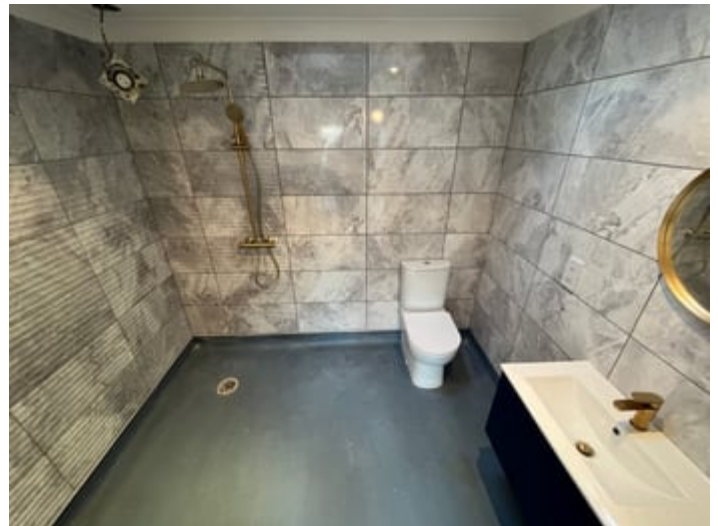
Accessed for main Lounge with laminate flooring, radiator, side window.

Rear Bedroom 1

11' 0" x 12' 9" (3.35m x 3.89m) Double Bedroom, radiator, wood effect vinyl flooring, rear 7'4" patio door to garden, access to loft, multiple sockets, TV point.



En-suite



6' 1" x 8' 8" (1.85m x 2.64m) Providing a large Wet Room facility recently retiled and decorated providing a modern shower with waterfall head, dual flush WC, single wash hand basin and vanity unit, skylight over, spotlights to ceiling.

Rear Utility Space

6' 5" x 7' 9" (1.96m x 2.36m) With under larder space and plumbing for washing machine housing a gas combi-boiler, stainless steel sink and drainer with mixer tap, external door to garden.



FIRST FLOOR

Bedroom 2

8' 2" x 14' 8" (2.49m x 4.47m) 'L' shaped double Bedroom with 2 x windows to front, radiator, multiple sockets, airing cupboard with slatted shelving.



Bathroom

5' 3" x 9' 8" (1.60m x 2.95m) With a recently retiled panelled bath with shower over with side glass panel, tiled flooring, WC, single wash hand basin, radiator, rear window, access to loft.



Bedroom 3

15' 2" x 7' 5" (4.62m x 2.26m) Double Bedroom with access to loft, window to front, fitted cupboard, multiple sockets, radiator.



EXTERNALLY

To the Front

The property is approached via the adjoining estate road into a tarmac parking space with fenced off and side garden area leading to the front of the main dwelling.





Council Tax Band C.

Directions

From Cardigan town centre proceed onto North Road. Taking a left hand turning onto the B4548 at Cardigan Bowls Club (Sign posted Gwbert). Proceed along this road for some 60 yards, passing Park Avenue on your right. Then take the next right hand turning onto Cwnc Y Dintir. Proceed onto this estate road passing Maes Y Coed and Grove Park on your left and the property will be located some 50 yards along on your left.

To the Rear

An enclosed rear patio and gravelled garden area set out for planting beds and being completely private. The garden is also accessible from the Ground Floor Bedroom.



TENURE

We are informed the property is of Freehold Tenure and will be vacant on completion.

Services

Mains Electricity, Water and Drainage. Gas Central Heating.