

A most attractive 3 bed character property with lovely rural views. Edge of Cardigan - West Wales.



Rock Cottage, 4 Teifi View Troedyrhiw, Cardigan, Ceredigion. SA43 3NH.

£165,000

Ref R/4566/ID

****Attention 1st time buyers ! **Most attractive 3 bed character property**Lovely rural views over open countryside and towards Cardigan Wildlife Park**Recently installed air source heating, air source pump and pv solar panels together with external wall insulation**Double glazing throughout**Off lying garden**A wealth of character features**Only a 10 minute drive to the Cardigan Bay coastline****

The accommodation provides Ent Hall, Dining Room, Front Lounge, Kitchen. First Floor - Split Landing, 2 Double Bedrooms, 1 Single Bedroom and Bathroom.

The property is located on the edge of the popular former Market town of Cardigan. The town of Cardigan is a bustling town and offers a wide range of amenities including national and local retailers, primary and secondary schools, 6th form college, cinema/theatre, community hospital, retail parks, supermarkets, industrial estates and excellent employment opportunities. The Pembrokeshire coast and the National Park is some 10 minutes drive with its outstanding coastal aspect and range of beaches.



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GROUND FLOOR

Entrance Hall



3' 7" x 21' 3" (1.09m x 6.48m) via half glazed hardwood door with fan light above, dado rail, central heating radiator, stairs rising to first floor.

Dining Room



13' 6" x 10' 6" (4.11m x 3.20m) with exposed timber floorboards, fireplace with brick mantle above, alcove cupboard unit, triple panelled radiator, sash window to rear, picture rail, understairs storage cupboard, 6'5" archway through into -

Front Lounge

12' 9" x 11' 9" (3.89m x 3.58m) with double glazed bay window to front with lovely rural views over open countryside, fireplace housing a multi fuel stove with ornate surround, alcove cupboards to both side, exposed timber floor boards, triple panelled radiator.





Kitchen



6' 8" x 8' 4" (2.03m x 2.54m) fitted base cupboard units with formica working surfaces above, stainless steel drainer sink, tiled splash back, 4 ring ceramic hob, Samsung electric oven, central heating radiator, exposed beams, sash window to side, half glazed upvc door to rear forecourt.

Courtyard and utility



Housing plumbing for automatic washing machine and outlet for tumble dryer.

FIRST FLOOR

Split Landing



13' 3" x 5' 8" (4.04m x 1.73m) With access hatch to loft being insulated and half boarded.

Bathroom



6' 6" x 8' 4" (1.98m x 2.54m) having a 3 piece suite with ceramic roll top bath, vanity unit, wash hand basin, dual flush w.c. sash windows to side, central heating radiator, half tiled walls.

Rear Bedroom 1



9' 9" x 8' 9" (2.97m x 2.67m) with sash window to rear, exposed timber floorboards, central heating radiator, feature fireplace with ornate surround.

Front Double Bedroom 2



14' 2" x 10' 9" (4.32m x 3.28m) with double glazed bay window to front with rural views to front, timber flooring, central heating radiator, picture rail. Distant views of Cardigan Wildlife park.



Single Bedroom 3



Off Lying Garden





The garden is off lying to the property with access through a footpath to the rear. Provides a spacious sloping garden area with a plethora of mature trees and woodlands.

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.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

Services

We are advised that the property benefits from mains water, electricity and drainage. Air source heating system. PV Solar panels.

Council Tax Band B (Ceredigion County Council).

Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Air Source Heat Pump.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: B (83)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

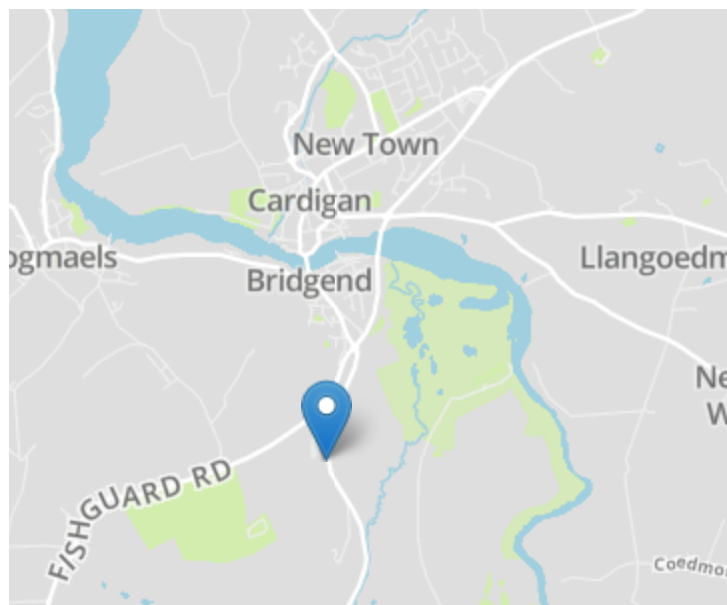
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No


The existence of any public or private right of way? No



Directions

From Cardigan proceed south on the A478 road towards Crymych. After coming off the roundabout, continue on the road for approximately half a mile and you the property can be located on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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

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