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RICS



Since 1989

Substantial 5 bed semi detached town house. Cardigan - West Wales.



Highbury House Pendre, Cardigan, Ceredigion. SA43 1JU.

Ref R/2725/RD

£299,950

****A substantial 5 bed town house**Grade II Listed Property**Original Character Features throughout**Feature Conservatory to front**Private off road parking**Walking distance to town centre and amenities**Recently redecorated**Potential Airbnb and income potential**Ideal for multi generational living**Renowned Property within this historic market town****

The property is situated within Cardigan Town Centre being within an immediate walking distance to local facilities and services including a new area Hospital, primary and secondary Education, Sixth Form College, Local and National Retailers, Playing Fields, Local Cafes, Bars and Restaurants and Cinema/Theatre.

GENERAL

A Period and imposing property enjoying a prominent position on the street.

Formerly a Guest House, the property has recently been sympathetically converted into 2 substantial dwellings. Traditionally they had always been 2 properties before they were converted into the previous guest house.

The property is well suited for a variety of purposes - one being a great family home, especially for an extended family.

GROUND FLOOR

Reception Porch

5' 11" x 8' 2" (1.80m x 2.49m) via upvc glass panel door and side glass panels, vinyl flooring, part tongue and groove boarding to walls, radiator.



Reception Hallway

20' 8" x 17' 5" (6.30m x 5.31m) being L shaped boasting the original staircase, understairs cupboard, multiple sockets, radiator. Rear upvc door to side garden and utility area.



Front Lounge

13' 7" x 14' 9" (4.14m x 4.50m) with original covings to ceiling, radiator, vinyl flooring, dado rail, double glass door through to -



Conservatory

13' 11" x 14' 4" (4.24m x 4.37m) large comfortable living space of upvc and block construction, double doors entrance to front balcony. Radiator.



Kitchen

14' 0" x 12' 7" (4.27m x 3.84m) recently formica worktop, 1½ sink and drainer with mixer tap, Lamona fitted oven and hobs with extractor over, original covings to ceiling, vinyl flooring, part tongue and groove boarding to walls, radiator. Side door to Utility Area.



Rear Lounge

11' 7" x 11' 9" (3.53m x 3.58m) with radiator, double doors to side utility area, multiple sockets. Access door to -



Inner Hallway

Study

8' 4" x 9' 2" (2.54m x 2.79m) radiator, multiple sockets, window.



Office (Bedroom 1)

13' 4" x 14' 10" (4.06m x 4.52m) Ideal room for an office or a double bedroom, 2 windows overlooking rear yard, radiator. Fitted cupboards.



FIRST FLOOR

Landing

Via original staircase. Access to Boiler Room.



Front Bedroom 2

12' 10" x 13' 10" (3.91m x 4.22m) into bay window to front. A double bedroom, radiator, multiple sockets, TV point.



En Suite



4' 4" x 9' 1" (1.32m x 2.77m) with corner 1200 mm wide shower unit, w.c. single wash hand basin, radiator.

Bathroom



9' 6" x 9' 9" (2.90m x 2.97m) corner shower, fully tiled walls, w.c. single wash hand basin, window to front, radiator.

Rear Bedroom 3



10' 10" x 9' 11" (3.30m x 3.02m) double bedroom, rear window, radiator, multiple sockets, TV point.

L Shaped Hallway

Into the rear part of the property with separate access to the Lounge at ground floor level.



Rear Bedroom 4



8' 6" x 8' 4" (2.59m x 2.54m) a single room, multiple sockets, radiator, TV point, side window, exposed beams to ceiling.

En Suite

22' 11" x 8' 6" (6.99m x 2.59m) with corner shower, w.c. single wash hand basin, fully tiled walls.



Rear Bedroom 5

8' 10" x 9' 1" (2.69m x 2.77m) double bedroom, radiator, multiple sockets, rear window.



En Suite

With corner shower, w.c. single wash hand basin, fully tiled walls.

SECOND FLOOR

Front Bedroom 6

14' 7" x 12' 9" (4.45m x 3.89m) large window to front with views over the town towards the countryside. Multiple sockets. Fitted cupboard. TV point.



En Suite

3' 11" x 7' 7" (1.19m x 2.31m) corner shower w.c. single wash hand basin.

Rear Bedroom 7

14' 10" x 12' 11" (4.52m x 3.94m) double bedroom, rear corner window, multiple sockets, TV point. Radiator.



En Suite

4' 3" x 7' 11" (1.30m x 2.41m) with corner 1200 mm shower unit, fully tiled walls, single wash hand basin, w.c.



EXTERNALLY

To the Front

The property is approached from a county road into a private parking courtyard providing access to the front of the property.



To the Side and Rear

Rear contained utility area/courtyard providing 4 separate w.c.'s (previously having been part of the Guest House and Restaurant). Partly covered and providing access to an enclosed rear wall garden area.



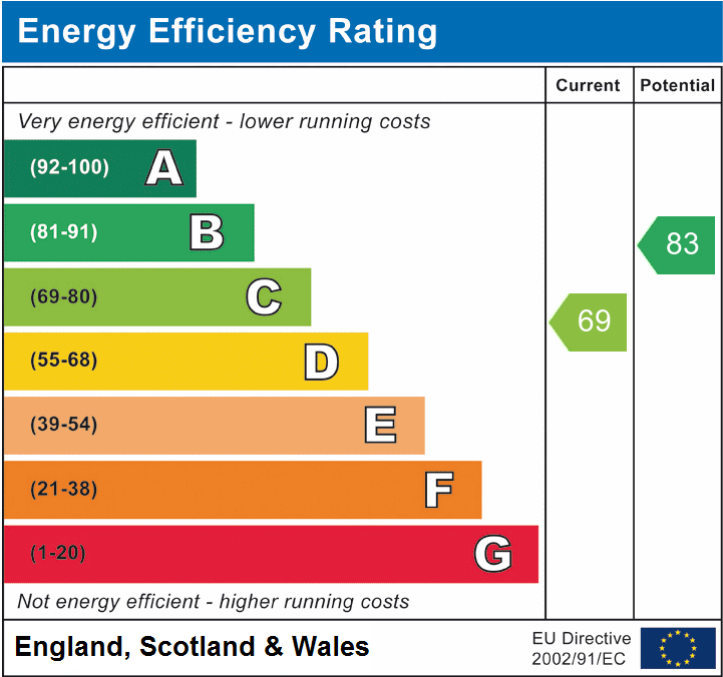
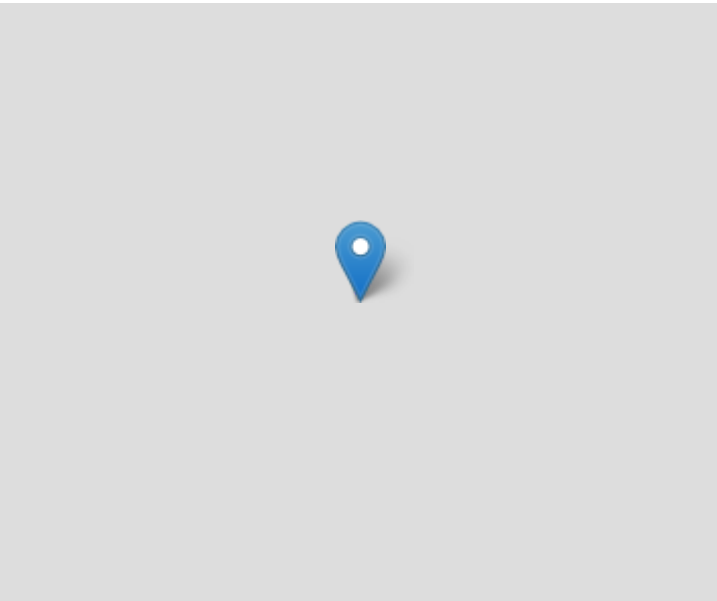


Services

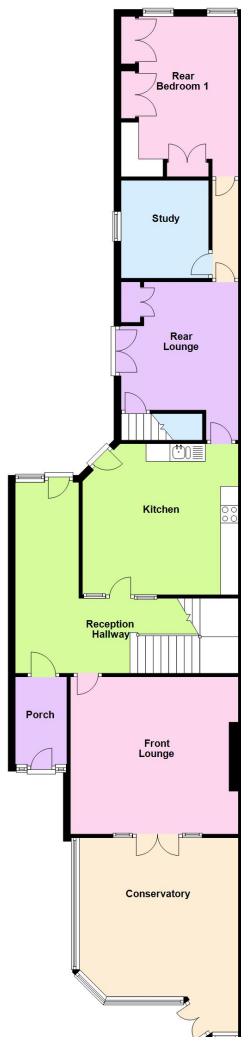
We are advised that the property benefits from Mains Water, Electricity and Drainage. Gas Central Heating.

Directions

From Cardigan town centre proceed along High Street and through to Pendre. On exiting the town centre area the property is located on the left hand side as you enter onto North Road.



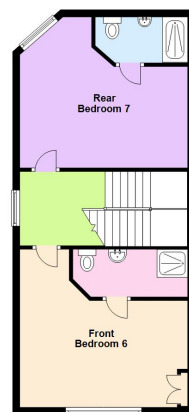
Ground Floor



First Floor



Second Floor



For illustration purposes only, floor plan not to scale and measurements are approximate.
Plan produced using PlanIt360.