

Period, semi-detached 4 bedroom property with private garden, garage & parking. Close to town amenities and Cardigan Bay, coastline. Cardigan, West Wales



Rhosfa, Aberystwyth Road, Cardigan, Ceredigion. SA43 1LU.

£330,000

R/4774/RD

**** 4 bedroom period property in Cardigan ** Close to all town centre amenities ** Semi-detached with front forecourt, private rear garden** Private parking and garage ** Modern kitchen & bathrooms** Comfortable family home***First time on the market as a family home in 40 years! **Recently refurbished.**New Boiler** New Electrics**New Shower Room**New downstairs flooring**Fully insulated***Motivated Seller****

The property benefits from : Front Entrance, Entrance Hallway, Lounge, Dining Room, Shower Room, Kitchen, Rear Inner Hallway & Breakfast Room. First Floor - 3 x Double Bedrooms and 1 x Single Bedroom, and Bathroom.

The property is situated within the market town of Cardigan being in close walking distance to town amenities, including primary school, leisure centre, secondary school and sixth form collage. The Pendre and high street areas are less that 100 metres walk from the property with traditional high street offerings. The property is close to Theatre Mwdan and cinema, community health centre and offers good public transport connectivity.



LAMPETER
12, Harford Square, Lampeter,
Ceredigion, SA48 7DT
Tel:01570 423623
lampeter@morgananddavies.co.uk



ABERAERON
4, Market Street, Aberaeron,
Ceredigion, SA46 0AS
Tel:01545 571 600
aberaeron@morgananddavies.co.uk



CARMARTHEN
11, Lammas St, Carmarthen,
Carmarthenshire, SA31 3AD
Tel:01267 493444
carmarthen@morgananddavies.co.uk

GROUND FLOOR

Front Entrance

Accessed via a walled forecourt with patterned quarry tiled covered recessed porch area.



Entrance Hallway



Accessed via upvc glass panel door into a cosy and inviting hallway, being 'L' shaped, vinyl flooring, radiator, understairs cupboard.

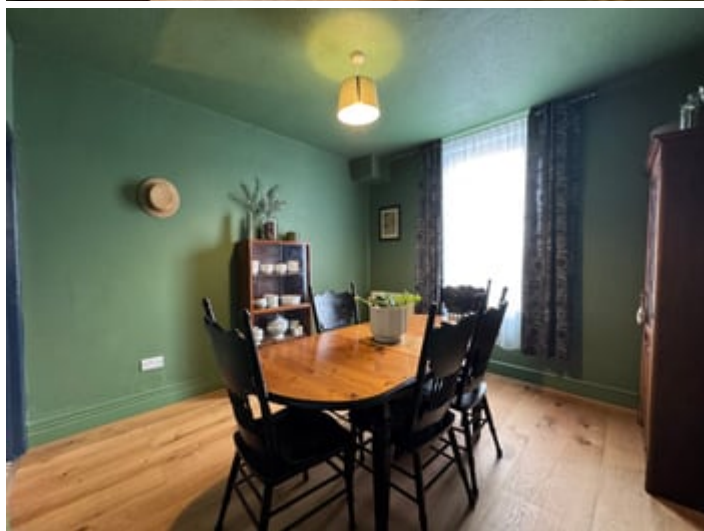
Lounge

14' 5" x 15' 7" (4.39m x 4.75m) with front bay window, oak flooring, radiator, multiple sockets and internet connection.





Dining Room



11' 2" x 10' 6" (3.40m x 3.20m) with window to garden, oak flooring, radiator, multiple sockets.

Shower Room



5' 3" x 7' 7" (1.60m x 2.31m) completely refurbished with white suite comprising of shower (with shower wall panels), WC, single wash-hand basin, heated towel rail vinyl flooring.

Kitchen

12' 3" x 9' 9" (3.73m x 2.97m) with a range of white wall units and worktops, white sink and drainer with antique brass effect twin lever tap, space for electric cooker, plumbing for washing machine, storage units, rear window to garden, radiator, multiple sockets, vinyl flooring.





Rear Inner Hallway

With space for fridge/freezer, sockets, external door to garden, vinyl flooring.

Breakfast Room



6' 6" x 12' 8" (1.98m x 3.86m) with potential to be used as study/play room, window to side, radiator, multiple sockets, carpet, storage units.

FIRST FLOOR

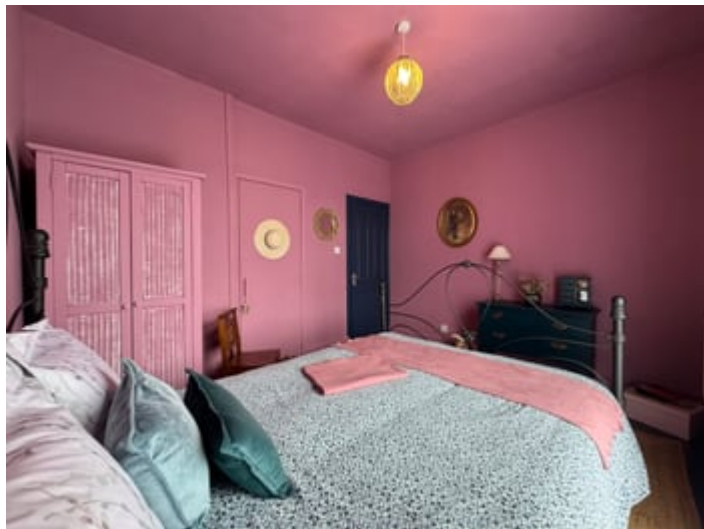
LANDING

with access to loft, painted timber flooring



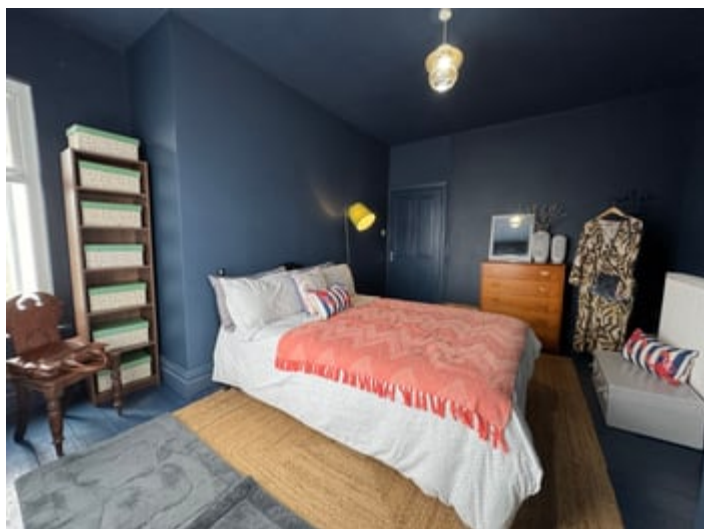
Double Bedroom 1





10' 2" x 11' 6" (3.10m x 3.51m) with window to front, fitted cupboard, multiple sockets, radiator, original painted floorboards.

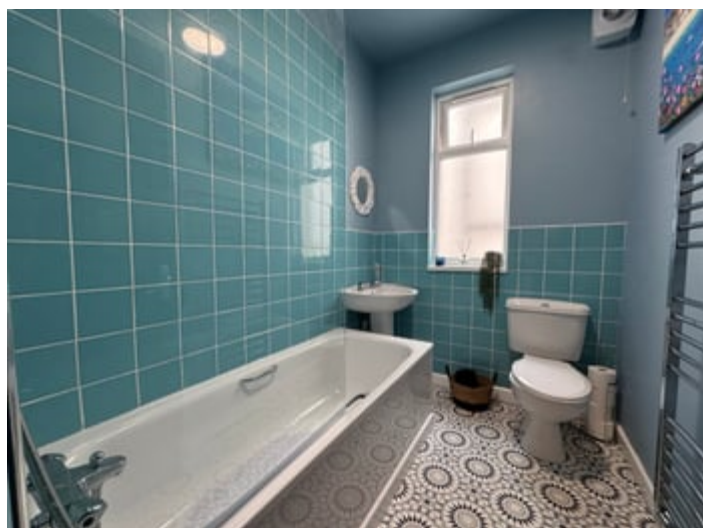
Principal Double Bedroom 2



12' 8" x 15' 7" (3.86m x 4.75m) with bay window to front, radiator, multiple sockets, original painted floorboards.

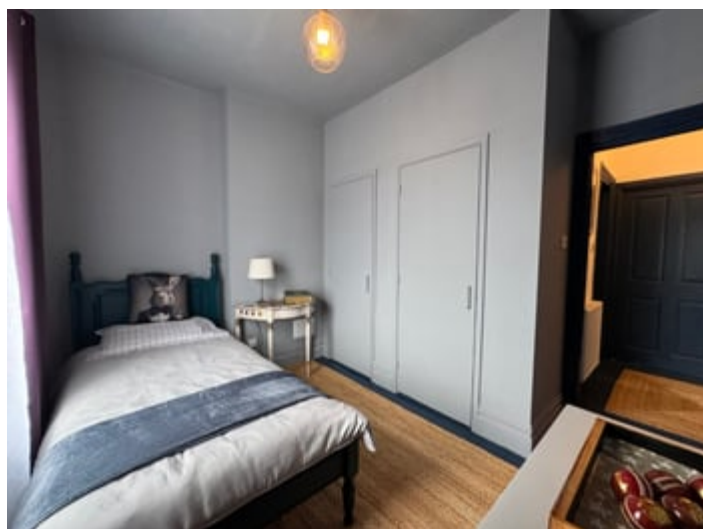


Bathroom



5' 8" x 7' 5" (1.73m x 2.26m) with white suite including, bath with shower over, WC, single wash-hand basin, heated towel rail, part tiled walls.

Single Bedroom 3



7' 5" x 11' 10" (2.26m x 3.61m) window to rear, fitted cupboards, radiator, multiple sockets, original painted floorboards.

Double Bedroom 4

9' 7" x 11' 5" (2.92m x 3.48m) rear window to garden, double bedroom, multiple sockets, radiator, original painted floorboards.



Rear Garden

EXTERNALLY

To the Front



Walled forecourt providing pedestrian access from the front, with decorative gravel and path to the front porch and rear garden



Enclosed garden with timber panelling fence with gate from the front side leading to patio finished in decorative gravel and gate leading to lower garden area with single door to garage.



Garage & Parking



Parking space with brick built single garage with access from rear service lane. Pedestrian gate to garden.

MONEY LAUNDERING REGULATIONS

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 ARRANGEMENTS

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

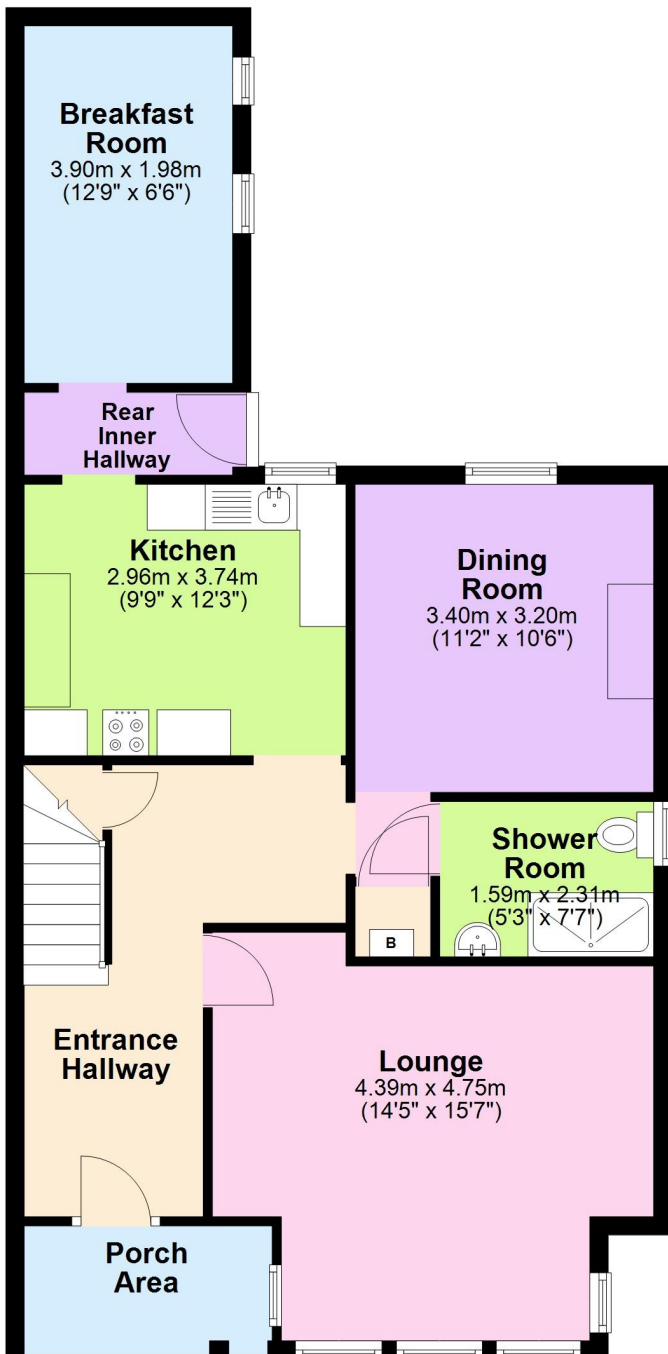
Services

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

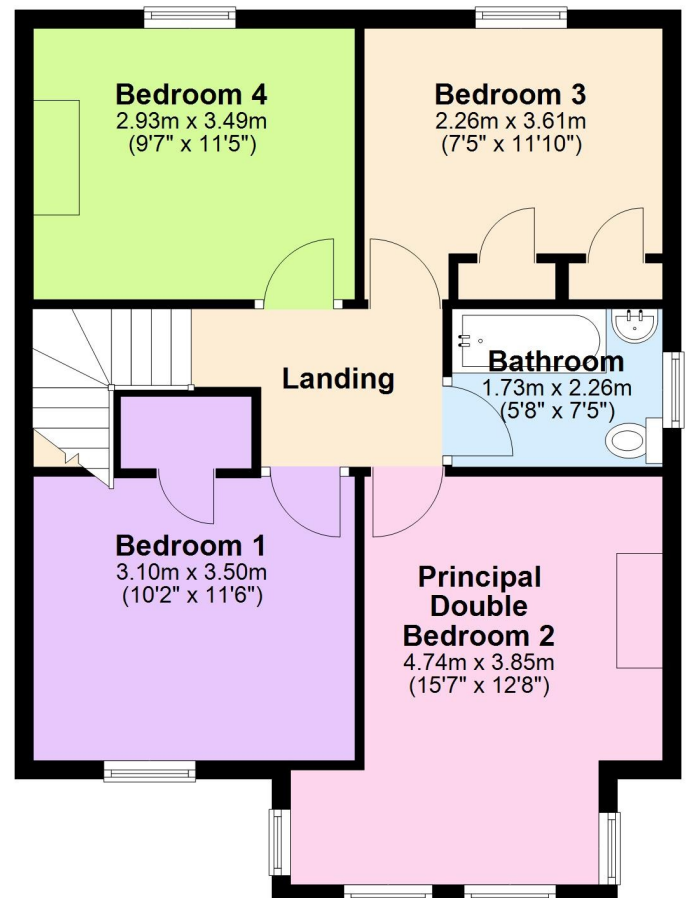
Tenure : Freehold

Council Tax Band : NOT ON REGISTER

Ground Floor



First Floor



The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Rhosfa, Aberystwyth Road, Cardigan

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Driveway. Off Street.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: C (75)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

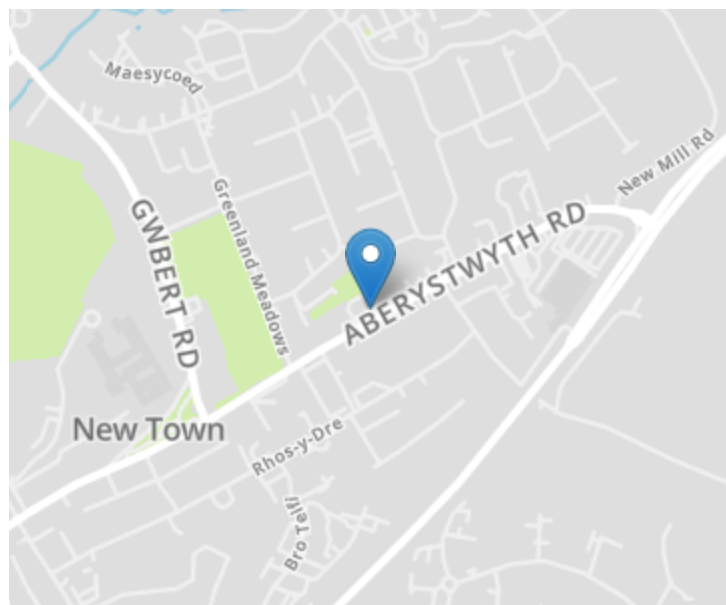
Any risk of coastal erosion? No

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

Travelling from Cardigan town centre along North Road and connecting to Aberystwyth Road near the playing fields, continue until you approach Aldi and the property is the 5th on the left hand side as identified by the Agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	80
(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 :

Aberaeron Office
4 Market Street
Aberaeron
Ceredigion
SA46 0AS

T: 01545 571 600

E: aberaeron@morgananddavies.co.uk

<http://www.morgananddavies.co.uk>



Regulated by

RICS