

*A spacious town centre premises adjoining the Castle. Cardigan - West Wales.*



**Castle House 42 St Mary Street, Cardigan, Ceredigion. SA43 1HA.**

**£295,000**

**Ref C/2311/RD**

**\*\*A spacious town centre commercial premises\*\*Suitable for conversion into mixed use including residential (stc)\*\*Enclosed rear courtyard\*\*Spacious front shop/office area\*\*Highly prominent location with on street parking\*\*Located along the main town thoroughfare\*\*Ideal investment opportunity\*\*Large front display windows\*\*AN UNIQUE OPPORTUNITY WITHIN THIS POPULAR AND EMERGING TOWN CENTRE - MUST BE VIEWED TO BE APPRECIATED\*\***

The property is situated within the popular Market and Estuary town of Cardigan. The town has recently been subject to a significant investment making it one of the most popular and active town centres along the Cardigan Bay coastline. The town offers a good level of local amenities and services including primary and secondary schools, 6th form college, traditional High Street offerings, retail parks, industrial estates, cinema and theatre, community health centre, excellent strategic road network and public transport connectivity. The Pembrokeshire Coast National park is within a 10 minutes drive of the property.



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## GENERAL

A former estate agents office, for sale due to retirement.

The property offers accommodation across three floors providing an excellent mixed used potential for residential use on the 1st floor and commercial on the ground floor (stc).

The property enjoys a dual aspect road frontage being in a highly prominent location along one of the main thoroughfares along the town one way system.

To the rear of the property is an enclosed rear courtyard which offers potential for the extension of the building or indeed a private rear courtyard associated with any residential or business use.

An unique and diverse opportunity within this town centre.

THE ACCOMMODATION PROVIDES -

## GROUND FLOOR

### Shop Front

17' 9" x 25' 9" (5.41m x 7.85m) with 8'7" wide floor to ceiling windows, dual aspect onto the adjoining street, wood effect flooring, heater, TV point, multiple sockets, open stairs to first floor, tongue and groove panelling to ceiling.



### Rear Ground Floor Office

19' 6" x 9' 1" (5.94m x 2.77m) with range of fitted desks, heater, 3 x velux roof lights over, Oak effect flooring.



### Side Storage Room / Office 2

7' 2" x 13' 7" (2.18m x 4.14m) with fitted desk, understairs storage space, multiple sockets, TV point.



### Kitchenette

7' 9" x 6' 9" (2.36m x 2.06m) with a range of kitchen base and wall units, stainless steel sink and drainer with mixer tap.

### Rear Hallway

With external upvc door to enclosed court yard and outbuilding.

### W.C.

With single wash hand basin, side window.

### Split Level Landing

With access to -

### Office

19' 4" x 6' 4" (5.89m x 1.93m) with side window overlooking the ground floor office below, velux roof lights over, heater, rear fire door (with no steps to ground floor), BT point, multiple sockets.



### Main Landing Area

With continuing staircase to -

### FIRST FLOOR

### Front Office 1 (Potential Bedroom)

14' 4" x 10' 6" (4.37m x 3.20m) with window to front, multiple sockets, heater, BT point.



### Shower Room

6' 5" x 13' 6" (1.96m x 4.11m) with 1300 shower unit with side glass panel, w.c. single wash hand basin and vanity, window to front, heated towel rail.

### Rear Office 2 (Potential Bedroom)

11' 11" x 11' 8" (3.63m x 3.56m) with window to rear, heater, multiple sockets, BT Point



## SECOND FLOOR

### Open Feature Loft Space

26' 6" x 12' 9" (8.08m x 3.89m) with exposed A frames to ceiling, timber flooring, velux roof light, window to front and rear, multiple sockets.

## EXTERNALLY

### To the Front





The property is approached via St Mary's Street with front access door and side access door leading through to -

### **Rear Enclosed Court Yard Area**

With concrete base, 6' high stone rendered walls.



### **Brick Outbuilding**

7' 6" x 13' 3" (2.29m x 4.04m) with slated roof over, currently used for storage.

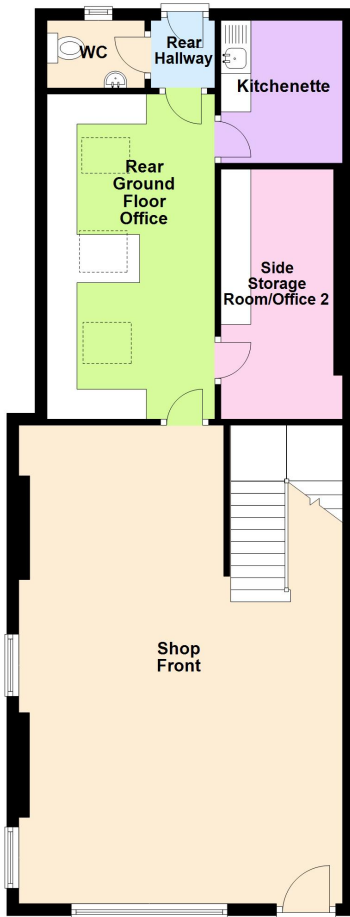


### **Services**

The property benefits from Mains Water, Electricity and Drainage. Mains Gas connection.

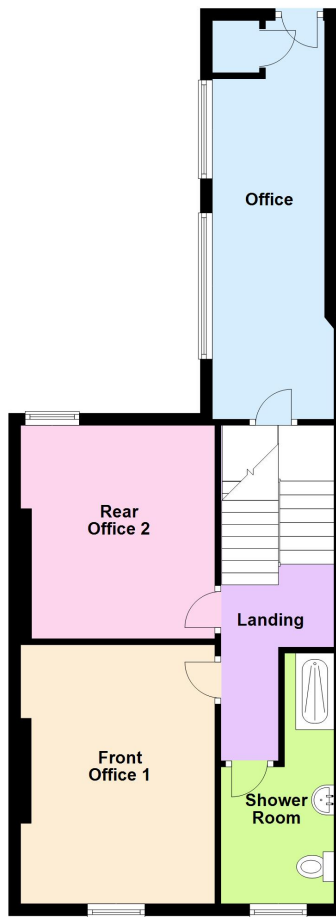
### Ground Floor

Approx. 76.4 sq. metres (822.0 sq. feet)



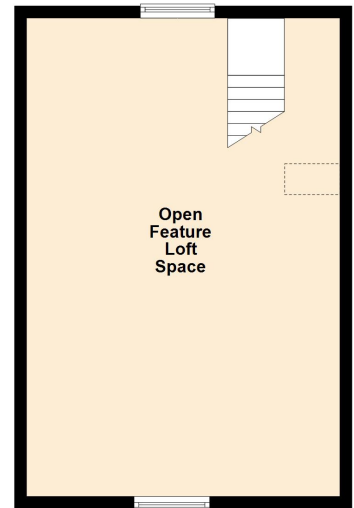
### First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



### Second Floor

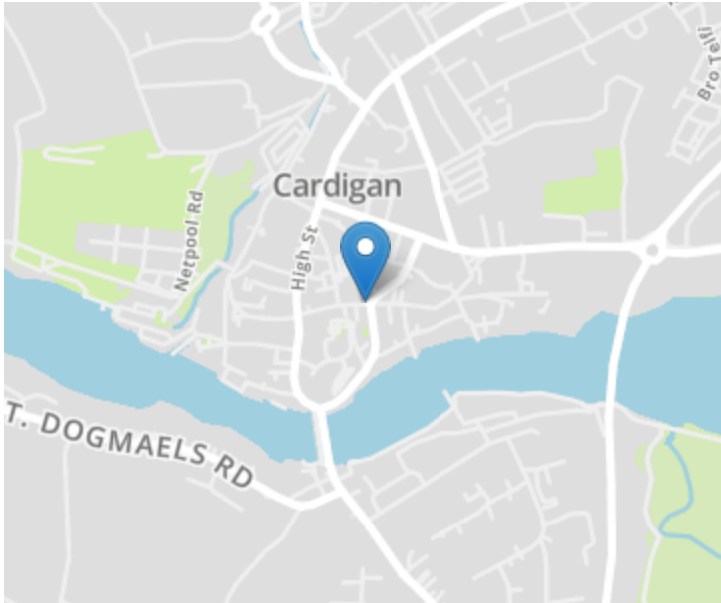
Approx. 41.7 sq. metres (449.0 sq. feet)



Total area: approx. 172.7 sq. metres (1858.9 sq. feet)

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

**42 St Mary Street, Cardigan**



### Directions

From Cardigan High Street take the right hand turning adjoining Sgidie Teifi shoe shop onto St Mary's Street. Continue along to the bottom of the road and the property is located on the right hand side at the junction.

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

83 This is how energy efficient the building is

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

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