

*Attractive and substantial Edwardian Mid Terraced House. Convenient Town Centre Location.
Cardigan - West Wales.*



9 Morgan Street, Cardigan, Ceredigion. SA43 1DF.

£175,000

Ref R/3873/ID

****A character Property with original features**3 (potential 4) Bedrooms**Deceptively Spacious Accommodation**Double Glazing**Mains Gas Central Heating**Walled in Rear Yard**Town Centre Location being an easy Walk to all town amenities****

The accommodation provides - Front Porch, Ent Hall, Living Room, Inter Connecting Dining Room, Rear Kitchen/Breakfast Room, Utility Room. Downstairs Toilet. To the First Floor - 3 Bedrooms, Bathroom with shower and wc. Large Attic Room overall with potential for 4th Bedroom (stc) with adequate space in the landing for putting in a staircase.

Conveniently positioned fronting onto Morgan Street within the vibrant Teifi Valley town of Cardigan which offers an excellent range of shopping and schooling facilities is placed well for an easy reach to major food retailers, bus service, excellent shopping, eating and education facilities. Only a few miles inland from the Cardigan Bay coast.



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 Porch

With original mosaic tiled floor, half tiled walls, upvc double glazed entrance door leads

Entrance Hall

Via half glazed door with light well above, laminate flooring, stairs to first floor.



Front Living Room

13' 2" x 11' 7" (4.01m x 3.53m) into front bay window, laminate flooring, open fireplace with surround, double panel radiator, glazed double doors.





Inter Connecting Dining Room

12' 6" x 11' 11" (3.81m x 3.63m) with laminate flooring, rear aspect window, central heating radiator, under stairs cupboard.



Kitchen/Breakfast Room

14' 7" x 10' 5" (4.45m x 3.17m) with laminate flooring, fitted range of base and wall cupboard units with Formica working surfaces, stainless steel 1½ bowl single drainer sink unit with mixer taps, integrated 'Ignis' electric oven with gas hobs over and pull out extractor, appliance space with plumbing for automatic washing machine, part tiled walls, central heating radiator. Side window and side exterior door.



Rear Utility Room

10' 6" x 6' 0" (3.20m x 1.83m) with tiled floor, fitted base

cupboards with Formica work tops, rear aspect window and side exterior door.



Downstairs W.C.

With low level flush toilet and tiled floor.

FIRST FLOOR

Split Level Central Galleried Landing

Approached via an original staircase from the entrance hall.



Front Double Bedroom 1

13' 2" x 13' 1" (4.01m x 3.99m) into front bay window, also other front aspect window, central heating radiator.



Rear Bedroom 2

12' 1" x 10' 0" (3.68m x 3.05m) with radiator, rear aspect window.



Rear Bedroom 3

10' 5" x 6' 1" (3.17m x 1.85m) with rear aspect window, central heating radiator. Built in cupboard housing the Logic mains gas central heating boiler (regularly serviced).



Main Bathroom

8' 2" x 6' 0" (2.49m x 1.83m) a recently installed modern

white suite comprising of a walk in shower unit with Mira electric shower, grey vanity unit with inset sink, low level flush w.c. heated towel rail, frosted window to side, extractor fan.



EXTERNALLY

To the Front

A walled railed forecourt.





TENURE

The property is of Freehold Tenure.

Services

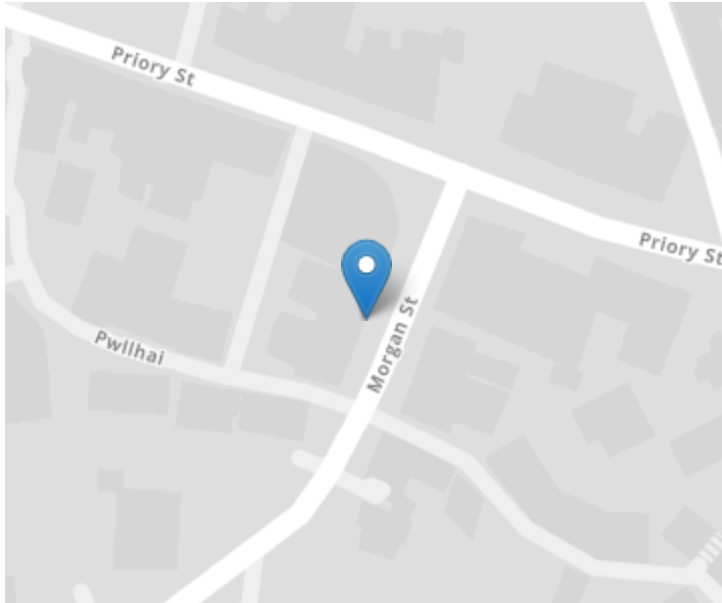
Mains Electricity, Water, Drainage and Gas. Mains Gas Central Heating.

Council Tax Band C

At the Rear -

An enclosed walled yard with decking area enjoying a sunny aspect.





Directions

Travelling on the main A487 southwards from Aberaeron to the town of Cardigan. As you reach Cardigan do not take the right hand turning on the by pass but follow the road down to the roundabout. At the roundabout take the 3rd exit towards the town centre. After 500 yards you will reach Finch Square where you will see a cafe and newsagents and bus stop. You will come to a T junction, carry straight on passing a car service garage on the left hand side. Follow the road around to the left. In front you will see Crwst Cafe then you will immediately come into Morgan Street and this will be the second property on the right hand side.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>



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