

*An imposing 3 Bed Detached Residence. Quiet edge of Town centre location. Cardigan - West Wales.*



**Moorfield, Napier Gardens, Cardigan, Ceredigion. SA43 1EG.**

**£315,000**

**Ref R/4071/ID**

**\*\*A most imposing 3 bed detached residence set within a commodious plot\*\*Prominent edge of town centre location\*\*Being a level walk to all town amenities\*\*Perfect family home with spacious living accommodation\*\*Integral Garage\*\*In need of modernisation\*\*Private driveway and parking\*\*Deserving of an early viewing\*\***

The property comprises of Ent Hall, Front Dining Room, Rear Living Room, Kitchen, w.c. Utility Room and Integral Garage.  
First Floor - 3 Double Bedrooms, Bathroom and sep w.c.

The property is situated within the popular coastal and estuary town of Cardigan offering a good level of local amenities and services including primary and secondary schools, new community hospital, theatre and cinema, traditional High Street offerings, retail parks, industrial estates, 6th form college, excellent leisure and public transport facilities. Cardigan is a close proximity to Gwbert and the Pembrokeshire national park.



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## GROUND FLOOR

### Entrance Hall

9' 8" x 17' 9" (2.95m x 5.41m) Via upvc double glazed door with port hole, window to front, stairs rising to first floor, wall mounted gas heater, parquet wooden flooring, understairs storage cupboard. Cloak cupboard with hanging rail, coving to ceilings. Door into -



### Dining Room

15' 6" x 13' 9" (4.72m x 4.19m) into bow window to front with secondary glazing, window to side, wood block flooring, coving to ceiling, ornate tiled fireplace with electric fire, 2 wall mounted electric heaters.



## Living Room

15' 4" x 12' 10" (4.67m x 3.91m) with dual aspect windows to side and rear, ornate fireplace with wooden surround, real flame inset gas fire, 2 electric wall heaters, coving to ceiling.



## Kitchen

9' 7" x 8' 11" (2.92m x 2.72m) comprising of a range of fitted base and wall cupboard units with formica working surfaces above, 1½ stainless bowl drainer sink, electric oven and grill, 4 ring gas hob above, extractor hood over, tiled flooring, upvc double glazed window to rear, tiled splash back.



## Utility Room

5' 4" x 4' 9" (1.63m x 1.45m) with upvc double glazed window to rear, plumbing for automatic washing machine, space for fridge freezer.

## Downstairs w.c.

With low level flush w.c. tiled flooring, window to side.

## Garage

10' 0" x 18' 7" (3.05m x 5.66m) with electric roller shutter door, window to side, concrete flooring, water tap.



## FIRST FLOOR

### Landing

5' 2" x 12' 7" (1.57m x 3.84m) A spacious area with upvc double glazed window to side enjoying countryside views. Hatch to Loft. Coving to ceilings.



### Front Bedroom 1

15' 11" x 12' 8" (4.85m x 3.86m) into bow window, secondary glazing, coving to ceiling, upvc double glazed window to side, built in wardrobes, electric wall heater.



### Bedroom 2

15' 6" x 11' 8" (4.72m x 3.56m) with dual aspect windows to side and rear, electric wall heater, built in wardrobes, coving to ceiling.





### Front Bedroom 3

9' 7" x 8' 6" (2.92m x 2.59m) with window to front, electric wall heater, coving to ceilings.



### Bathroom

6' 9" x 9' 2" (2.06m x 2.79m) with 3 piece Avocado suite comprising of panelled bath with shower head above, bidet, pedestal wash hand basin, tiled walls, frosted window to rear, shaver light and point, power flow wall heater. Airing cupboard with hot water tank and shelving.



### W.C.

2' 11" x 5' 5" (0.89m x 1.65m) with low level flush w.c. frosted double glazed window to rear, half tiled walls.



### EXTERNALLY

#### To the Rear

The property has a lovely lawned area with patio laid to slabs, mature shrubs and trees to boundaries. Access paths to both sides, useful timber Garden Shed. Lovely views over the town and towards open countryside.





### To the Front

Tarmac driveway and parking for 2-3 cars. Access to garage.  
Walled in forecourt.

### TENURE

The property is of Freehold Tenure.

### 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.

### Services

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

Council Tax Band E (Ceredigion county council).



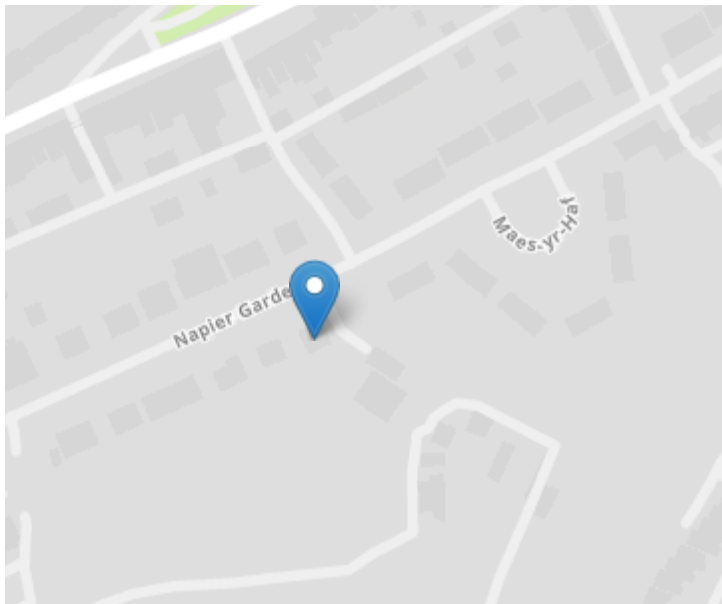
Floor 0




Floor 1

### Directions

From Cardigan town centre travel north on the Aberystwyth road until you pass The premier shop on your right hand side, take the right hand junction immediately after and follow this road until you get to a junction and Moorfield will be the property directly opposite the junction as identified by the Agents for sale board.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>28</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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

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