

Attention 1st time buyers / investors ! Recently renovated 1/2 bed town house. Edge of Cardigan town centre - West Wales.



Rosslyn House, 39 Feidrfair, Cardigan, Ceredigion. SA43 1EB.

£172,500

Ref R/4909/ID

****Attention 1st time buyers/investors**Recently renovated 1-2 bed townhouse**Edge of town centre location**High quality workmanship throughout**Ideal for professional couples**Popular Market town of Cardigan**Only a short level walk to all town amenities**Double Glazing throughout**Mains Gas central heating**Rear Courtyard**Only a 5 minute drive to the Cardigan Bay coastline**Works include new kitchen, bathroom, flooring and complete modernisation****

The accommodation provides - entrance hall, kitchen/breakfast room, access to cellar. First floor - lounge/2nd bedroom and bathroom, office. Stairs leading up to second floor principal bedroom.

The property is situated on the edge of Cardigan town centre. The town offers a good level of local amenities and services including primary and secondary schooling, 6th form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estates and excellent employment opportunities. The Cardigan Bay coastline lies some 5 minute drive from the property with access to the All Wales coastal path.



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GROUND FLOOR

Entrance Hall

5' 9" x 14' 1" (1.75m x 4.29m) via feature pink composite door, tiled flooring, stairs leading to first floor. Half glazed upvc door to rear. Access to cellar.



Kitchen/Dining Room

15' 4" x 12' 8" (4.67m x 3.86m) with a range of modern base and wall cupboard units with matching central island with marble effect compact laminate worktop, brass single drainer sink with mixer tap, 4 ring electric hob with modern extractor hood above, electric oven and grill, herringbone lvt flooring, breakfast bar, spot lights to ceiling, tiled splash back, large double glazed window to front with window to seat. Modern vertical central heating radiator.

This room has previously been used as a kitchen/lounge which could free up a second bedroom on the first floor.



FIRST FLOOR

Split Landing

Approached via the internal timber staircase.

Bathroom

10' 3" x 6' 0" (3.12m x 1.83m) with recently installed modern 3 piece suite comprising of walk in shower with main rainfall head above and pull out head, dual flush w.c. feature circular bowl sink with brass mixer tap, tiled flooring, partly tiled walls, frosted window to rear, cupboard housing the gas fired

central heating Worcester boiler.



Lounge (2nd Bedroom)

13' 5" x 10' 4" (4.09m x 3.15m) with sash window to front, central heating radiator, tv point.



Study/Office Area

7' 7" x 8' 3" (2.31m x 2.51m) A perfect office area with double glazed window to front, central heating radiator. Dog leg staircase leading to -



Second Floor

Bedroom

13' 4" x 8' 8" (4.06m x 2.64m) with 4 dormer windows, 2 central heating radiators and half exposed beams, spot lights to ceiling.



EXTERNALLY

To the rear

Enclosed rear courtyard with outhouses for useful storage spaces.

To the Front

The property is accessed via Feidrfair



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.

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

We are advised that the property benefits from mains water,

electricity and drainage. Mains gas central heating. Double glazing throughout. Fibre optic to the premises.

Tenure - Freehold.

Council Tax Band - (Ceredigion County Council).

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: D (62)

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

From Pendre. Continue along the one way system on Feidrfair and Rhosslyn house can be located as the first property on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	62	
(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 :

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