

*A 2 bed mid terraced property with private garden and parking. Cardigan - West Wales.*



83 North Road, Cardigan, Ceredigion. SA43 1LT.

**£155,000**

**Ref R/4202/RD**

**\*\*Attention 1st time buyers / Attention Investors\*\*Comfortable 2 bed mid terraced property\*\*Private rear garden\*\*Private parking\*\*Walking distance to town centre amenities\*\*Modern kitchen and bathroom\*\*Deceptively spacious accommodation\*\*Ideal for those seeking to get onto the housing ladder ! \*\***

The property is situated within Cardigan town centre. Cardigan offers a good level of local amenities and services including community hospital, theatre and cinema, traditional high street offerings, primary and secondary school, 6th form college, retails parks, industrial estates and access to the nearby Gwbert estuary and the Pembrokeshire national park.



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## GROUND FLOOR

### Entrance Porch

Via hardwood door with fan light over. Glass panel door into -



### Lounge

13' 4" x 13' 8" (4.06m x 4.17m) into bay window with tiled fire surround with electric fire, radiator, multiple sockets. Stairs to first floor. Door into -



### Kitchen/Dining Room

19' 1" x 12' 2" (5.82m x 3.71m) open plan with dining area having a wood effect vinyl flooring, space for 4+ persons table, rear window overlooking garden area.

Kitchen Area with oak effect base and wall units, formica working top, stainless steel sink and drainer with mixer tap, electric cooker point with extractor over, plumbing for washing machine, tiled splash back, rear window and door to garden.





## FIRST FLOOR

### Landing

With access to loft.

### Front Bedroom 1

12' 4" x 11' 1" (3.76m x 3.38m) a double bedroom, 2 x windows to front, multiple sockets, radiator, airing cupboard housing a wall mounted gas boiler with slatted shelving.



### Rear Bedroom 2

9' 7" x 11' 8" (2.92m x 3.56m) a double bedroom, window to rear garden, multiple sockets, radiator.



### Bathroom

Having a modern white suite with panelled bath with shower over, w.c. single wash hand basin, radiator. Rear window, vinyl flooring.





## EXTERNALLY

### To the Front

The property has pedestrian access off North Road.



### To the Rear

Accessed from the kitchen and dining area is a concrete patio area with raised garden laid to lawn with fenced boundaries.

Within the rear garden area is a timber Summer House and 8' Shed with side footpath leading to the house from the parking area.





### Services

The property benefits from mains water, electricity and Drainage. Mains Gas Central Heating.

Council Tax Band - C (Ceredigion County Council).

### Parking Area

Accessed via a rear gravelled service lane from the adjoining street with space for a car to park.





## MATERIAL INFORMATION

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**Council Tax:** Band C

N/A

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

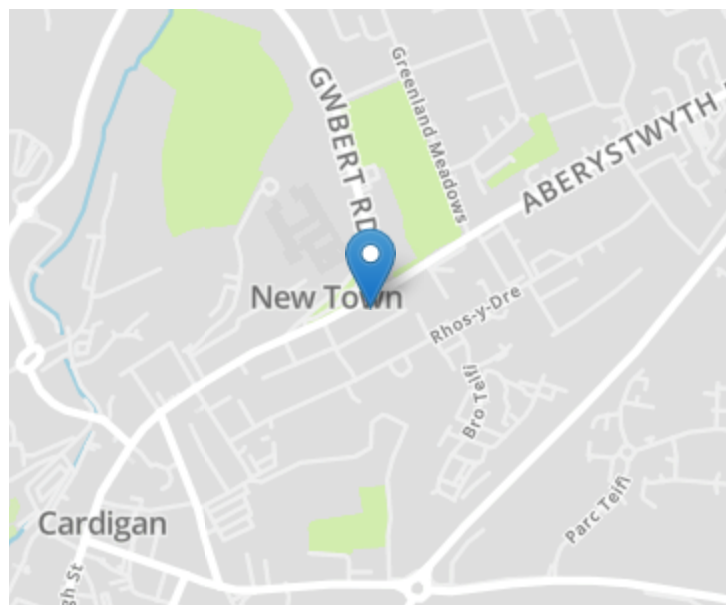
**Any risk of coastal erosion?** No

**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 north from Cardigan town centre onto North Road. Proceed onto the monument with the shop on your right hand side, continue for approximately 50 yards and number 83 is located on the right hand side opposite the monument (Before the turning to Gwbert Road).

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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