

Regulated by:



RICS



Since 1989

*Attention Investors. 2 fully refurbished apartments with private parking. Cardigan town centre.
West Wales.*



Flats 1 & 2 Palmyra Feidrfair, Cardigan, Ceredigion. SA43 1EB.

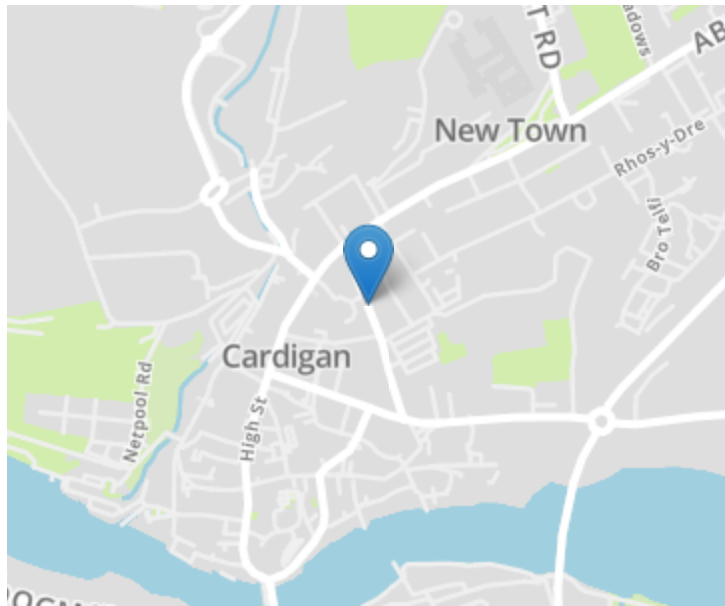
R/3966/RD

£180,000

**** Attention investors ** 2 spacious apartments ** 1 x 1 bed apartment ** 1 x 2 bed apartment ** Set within Cardigan town centre ** Private off-road parking ** Walking distance to local amenities ** Attractive period property ** Front forecourt ** A great income opportunity ** Both apartments being well presented ****

**** AN OPPORTUNITY NOT TO BE MISSED ****

The property is situated centrally within the market town of Cardigan being in close walking distance to town amenities including primary school, leisure centre, secondary school and 6th form college. The Pendre and High Street areas are less than 100 metres walk from the property with the traditional High Street offerings. The house is close to Theatre Mwldan and cinema, community hospital and offers good public transport connectivity.



GENERAL

A great investment opportunity to secure 2 spacious apartments being recently refurbished both internally and externally to provide high quality residences and a great investment opportunity.

Flat 1 is on the ground floor and offers 1 bed accommodation.

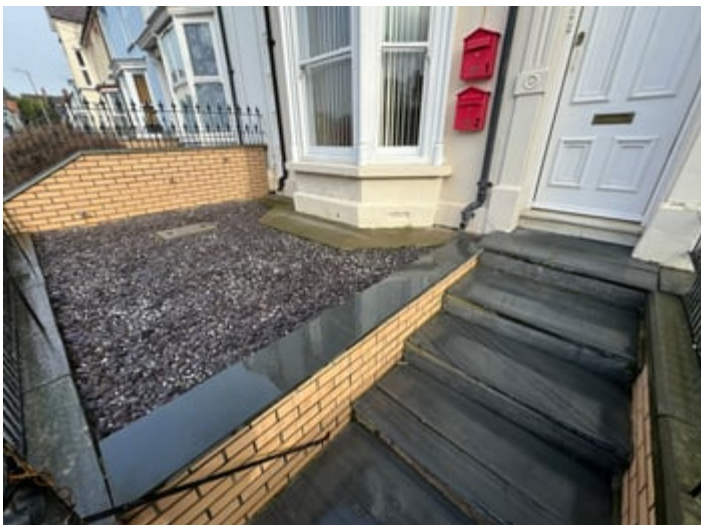
Flat 2 is on the 1st floor and offers 2 bed accommodation with additional box room.

Both apartments benefit from rear external access to communal garden and a private parking space.

There is also a rear external storage area which can be designated to an apartment.

GROUND FLOOR

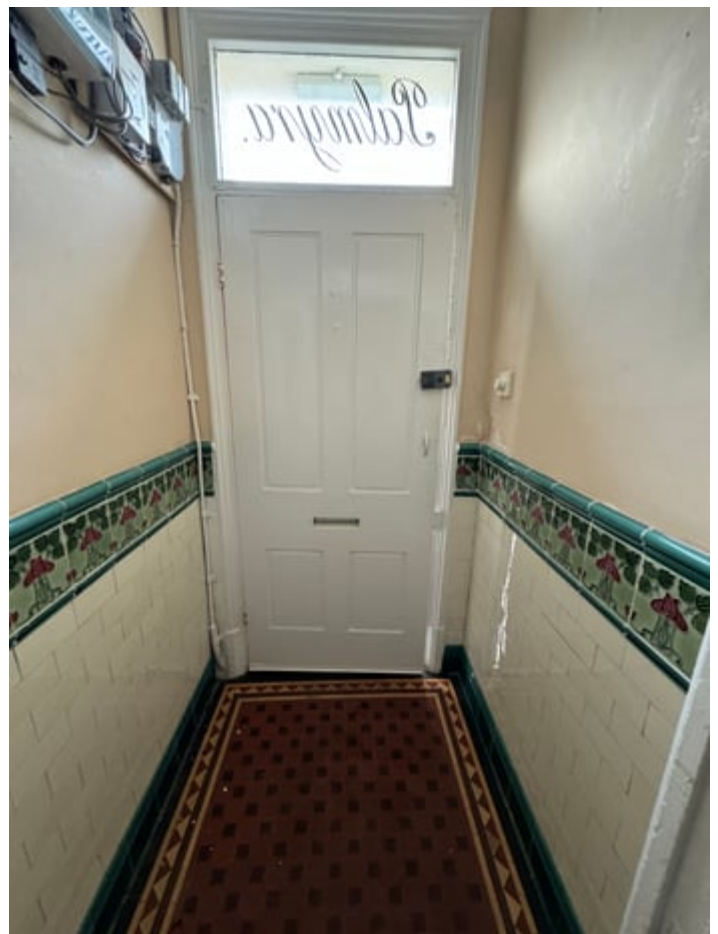
Front Entrance



Accessed via front forecourt with original flagstone steps, side forecourt being finished in decorative gravel with original wrought iron railings to front. Access to:

Entrance Porch

Accessed via hardwood door with inscribed Palmyra fan light over, pattern quarry tiled flooring, Victorian tiling to side panels, glass door into inner hallway and access to each apartment.



FLAT 1

Entrance Hallway

With radiator, external door to rear garden, boiler cupboard

housing wall-mounted Worcester gas boiler, fitted cupboard.



Lounge

12' 9" x 14' 5" (3.89m x 4.39m) into bay window, corner covered fireplace with tiled heart, radiator, multiple sockets.



Kitchen

11' 2" x 9' 2" (3.40m x 2.79m) with a range of oak effect base and wall units, space for electric cooker, washing machine connection point, stainless steel sink and drainer with mixer tap, rear window to garden, tile effect vinyl flooring.



Bathroom



7' 4" x 7' 1" (2.24m x 2.16m) panelled bath with shower over, WC, single wash hand basin, vinyl flooring, side window, radiator.

Bedroom 1

11' 5" x 10' 3" (3.48m x 3.12m) double bedroom, radiator, window to side, multiple sockets.



FLAT 2

Entrance

Accessed from the inner hallway via original staircase.

Split Level Landing

with radiator and access to the rear and:

Bedroom 1



10' 4" x 9' 6" (3.15m x 2.90m) double bedroom, window to rear, radiator, multiple sockets.

Inner Landing

With external access to steel steps leading down to rear garden and parking areas, storage cupboard, separate boiler cupboard with wall-mounted Worcester boiler.



Bathroom



7' 2" x 7' 6" (2.18m x 2.29m) panelled bath with shower over,

WC, single wash hand basin, radiator, side window.

Kitchen

11' 3" x 13' 2" (3.43m x 4.01m) with a range of oak effect base and wall units, space for electric cooker, washing machine connection point, stainless steel sink and drainer with mixer tap, rear window to garden, tile effect vinyl flooring.



Lounge

10' 3" x 17' 1" (3.12m x 5.21m) with fireplace with tiled

hearth, multiple sockets, radiator, bay window and side window to front.



SECOND FLOOR

Landing

Velux rooflight over and access via internal staircase with storage cupboard.

Bedroom 2



9' 6" x 12' 3" (2.90m x 3.73m) double bedroom, 2 x Velux rooflights over, under-eaves storage, radiator, multiple sockets.

Box Room



6' 2" x 8' 9" (1.88m x 2.67m) with Velux rooflight over.

EXTERNALLY

To Front

The property fronts onto Feidr Fair.



To Rear

Accessed from a rear service lane is a parking area with space for 2 cars to park separate.

The garden area is accessible from the rear of Flat 1 and the steps leading down from Flat 2 to a concrete footpath with access to raised garden area laid to lawn with access to the parking spaces.



External Storage Room

7' 5" x 6' 2" (2.26m x 1.88m) with electric socket, door and

window to front, side storage room.

MONEY LAUNDERING REGULATIONS

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

We are advised that the property benefits from mains water, electricity and drainage. Mains gas central heating.

Council Tax Band - Band B - £1,053 each Flat.

Directions

From Pendre, North Road continue onto the one way system along Feidr Fair and Palmyra is located 3/4 of the way down the road opposite the former doctors surgery on your left hand side as identified by the Agents for sale board.

