

Immaculately presented 3 bedroom terrace cottage. Convenient town location. Cardigan - West Wales.



10 Newtown Terrace, Aberystwyth Road, Cardigan, Ceredigion. SA43 1LZ.

£240,000

Ref R/4195/ID

****A most attractive 3 bed terraced cottage**** Located on the edge of Cardigan town centre ****Walking distance to all town amenities**** Recently renovated to a high standard ****Well proportioned rooms and living space**** Private parking to front and rear garage ****Spacious low maintenance rear garden**** Newly fitted Kitchen, floorings, carpets, electrics, windows and doors etc ****No onwards chain**** furniture subject to further negotiations ****MUST BE SEEN TO BE APPRECIATED !****

The property comprises of front vestibule, front lounge, open plan kitchen/dining room, lean to with outside toilet. First floor - 2 double bedrooms, 1 single bedroom and wet room.

The property is situated in a central position in Cardigan town being within close proximity to a range of amenities and services including local and national retailers including Tesco and Aldi, primary and secondary school education, playing fields, cafes, bars and restaurants, local integrated health centre. The property is a short distance from the Heritage Cardigan Bay coastline and a 5-10 minute drive to the popular coastal hamlet of Gwbert and Poppit sands beach.



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 Vestibule

4' 0" x 3' 5" (1.22m x 1.04m) via half glazed upvc door, tiled flooring, glazed door into -



Front Lounge

14' 9" x 12' 7" (4.50m x 3.84m) with large double glazed window to front, open fireplace with marble surround and hearth, electric stove to front (subject to further negotiation), tiled flooring, central heating radiator, coving to ceiling, TV point. Door into -



Open Plan Kitchen/Dining Room

12' 3" x 28' 0" (3.73m x 8.53m) (max) with a range of modern cream base and wall cupboard units with wood effect formica working surfaces above, space for electric cooker, extractor hood, inset sink with mixer tap above, plumbing for automatic washing machine, outlet for tumble dryer, space for tall fridge freezer, tiled flooring, double glazed window to rear, half glazed upvc door, 6'2" archway leading through to the dining area with 2 central heating radiators, frosted window to side and stairs rising to first floor.



Lean to

12' 0" x 3' 3" (3.66m x 0.99m) with steps leading to rear garden and to -

Outside W.C.

2' 5" x 5' 2" (0.74m x 1.57m) with dual flush w.c. pedestal wash hand basin.

**FIRST FLOOR****Landing**

15' 4" x 3' 0" (4.67m x 0.91m) with 2 double glazed windows to side.

**Front Master Bedroom 1**

12' 1" x 13' 9" (3.68m x 4.19m) with two double glazed windows to front, central heating radiator, recently carpeted.

**Single Bedroom 2 / Office**

9' 0" x 6' 9" (2.74m x 2.06m) with velux window to ceiling, central heating radiator, built in cupboard and built in wardrobe with shelving, central heating radiator.





Wet Room

8' 10" x 6' 3" (2.69m x 1.91m) with Mira electric shower, pedestal wash hand basin, low level flush w.c. central heating radiator, frosted window to side, Aqua board panels, shaver point, extractor fan.



Rear Double Bedroom 3

9' 7" x 11' 6" (2.92m x 3.51m) with range of fitted wardrobes, double glazed window to rear overlooking garden, central heating radiator, TV point.



EXTERNALLY

To the front

A gravelled driveway with priva off road parking for 2 cars.





To the Rear

A lovely south facing garden being fully enclosed and mostly laid to slabs for ease of maintenance.



Summer House

9' 6" x 11' 8" (2.90m x 3.56m) being fully insulated timber frame construction with glazed windows and half glazed door. Electricity connected.





Garage

17' 0" x 13' 5" (5.18m x 4.09m) with up and over door, electricity connected, work benches.

To the rear of the property is a service lane with access to the garage.



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.

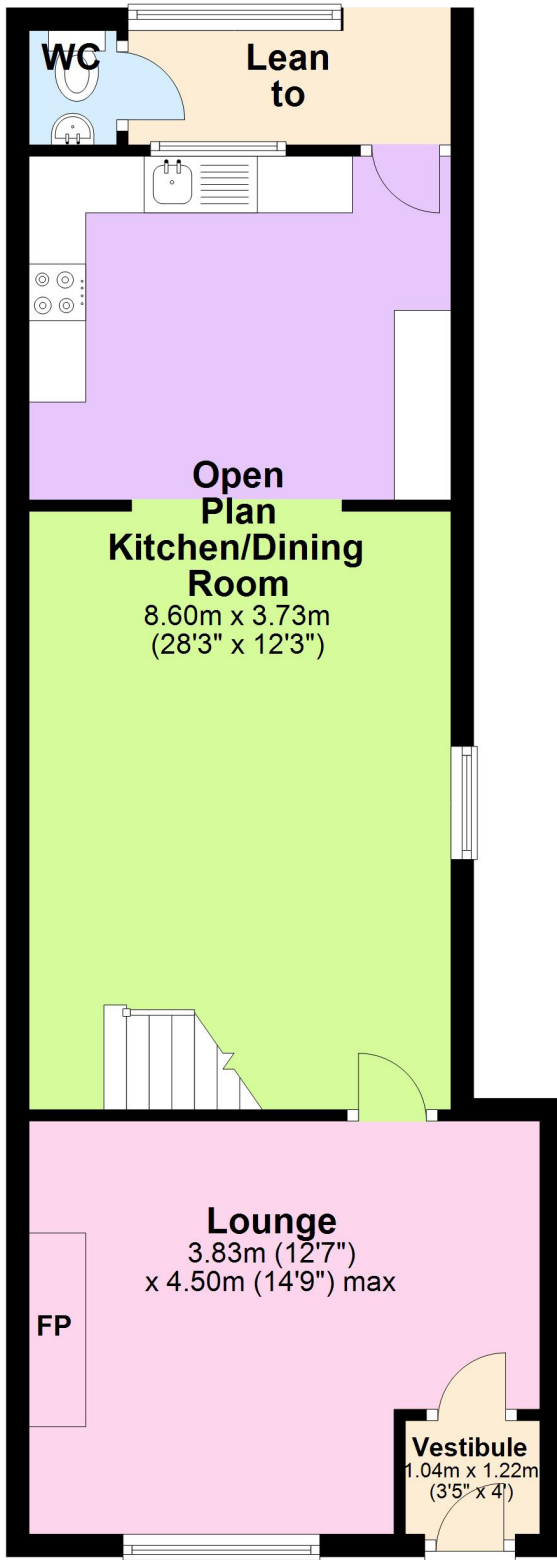
Services

Mains electricity, water and drainage. Mains Gas central heating.

Council Tax Band C. (Ceredigion County Council).

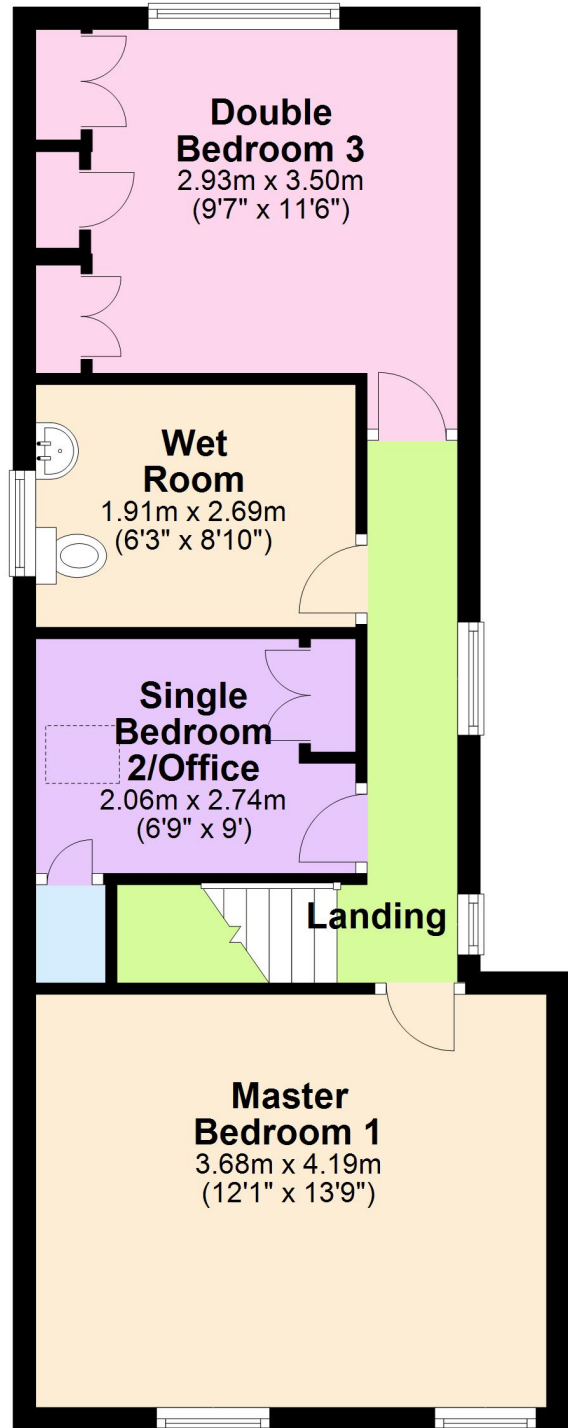
Ground Floor

Approx. 52.5 sq. metres (565.0 sq. feet)



First Floor

Approx. 48.4 sq. metres (521.3 sq. feet)

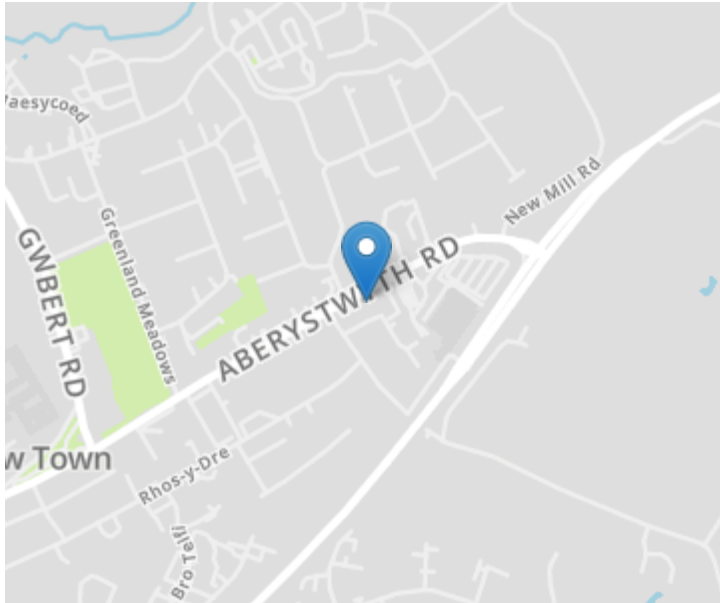


Total area: approx. 100.9 sq. metres (1086.3 sq. feet)

The Floor plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

10 Newtown Terrace, Aberystwyth Road, Cardigan



Directions

From Cardigan town centre proceed North through Pendre on North Road and directly leading onto Aberystwyth Road, pass Aldi supermarket on the right hand and continue for approximately 250 yards and the property will be located on the right hand side as identified by the Agents for sale board.

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>



Regulated by

RICS[®]

