

Traditional 3 Bedroom Town House with Parking. Cardigan Town Centre. West Wales.



Bryneurig, Queens Terrace, Cardigan, Ceredigion. SA43 1LJ.

£195,000

R/4478/ID

**** Traditional 3 bedroom town house ** Deceptively spacious accommodation throughout ** Situated in Cardigan town centre ** Conveniently located for all town amenities ** Private parking space for 1 car ** Rear garden ** Double glazing and mains gas central heating ** Perfect family home/first time buyers/investors ****

Accommodation provides - Entrance Hall, Kitchen/Dining Room, Living Room, Connecting Dining Room. First Floor - 2 Double Bedrooms, 1 Single Bedroom/Office and Bathroom.

Conveniently positioned fronting on to Queen Street within the vibrant Teifi Valley town of Cardigan which offers an excellent range of shopping and schooling facilities, an array of restaurants, bars and public houses. Easy reach of major food retailers, bus service and excellent shopping outlets. Only a few miles inland from the Cardigan Bay coast.



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Entrance Hall

15' 8" x 6' 2" (4.78m x 1.88m) via hardwood door with glazed side panel, dogleg stairs raising to first floor, laminate flooring, central heating radiator, half glazed uPVC door to rear.



Kitchen/Dining Room

10' 0" x 14' 6" (3.05m x 4.42m) with a modern kitchen comprising of oak fronted base and wall cupboard units with Formica working surfaces above. Belling electric oven with 5 ring gas hob, stainless steel extractor fan, inset ceramic sink with mixer tap, plumbing for automatic washing machine, tiled flooring, tiled splash-back, spotlights to ceiling, space for fridge/freezer and Ideal combi gas boiler. Double glazed window to front and central heating radiator.



Lounge

13' 5" x 14' 6" (4.09m x 4.42m) a spacious lounge with open fire place housing a log burning stove on a slate hearth and slate surround, mantle above, large double glazed window to front, central heating radiator, laminate flooring and interconnecting doorway into -



Dining Room

11' 6" x 10' 8" (3.51m x 3.25m) with double glazed window to side, electric fire place with ornate surround, alcove cupboards to both sides, central heating radiator and laminate flooring.



FIRST FLOOR

Galleried Landing

8' 3" x 13' 5" (2.51m x 4.09m) max, double glazed window to rear.

Main Bathroom

11' 5" x 10' 4" (3.48m x 3.15m) - a four piece white suite comprising of a corner bath with mixer tap, enclosed shower unit with electric Mira shower above, low level flush WC, pedestal wash-hand basin, frosted window to both sides, tiled flooring, access hatch to loft and storage cupboard.



Front Double Bedroom 1

10' 7" x 12' 0" (3.23m x 3.66m) with double glazed window to front, central heating radiator and built-in walk in cupboard.



Front Single Bedroom 2/Office

10' 4" x 6' 6" (3.15m x 1.98m), double glazed window to front and central heating radiator.



Front Double Bedroom 3

10' 3" x 15' 0" (3.12m x 4.57m) with double glazed window to front and central heating radiator.



EXTERNAL

To the front

The property is approached directly off Queen Street with side access leading to -





To the rear

With lower patio area with 8' x 12' timber garden shed/workshop. Slate steps leading to the higher tier offering pleasant garden area mostly laid to grass with shrubs and outside garden shed.

The parking area is located on Ebens Lane just to the rear of the property.



Services

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Tenure : Freehold

Council Tax Band : C (Ceredigion County Council)

MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G data and voice

EPC Rating: E (52)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

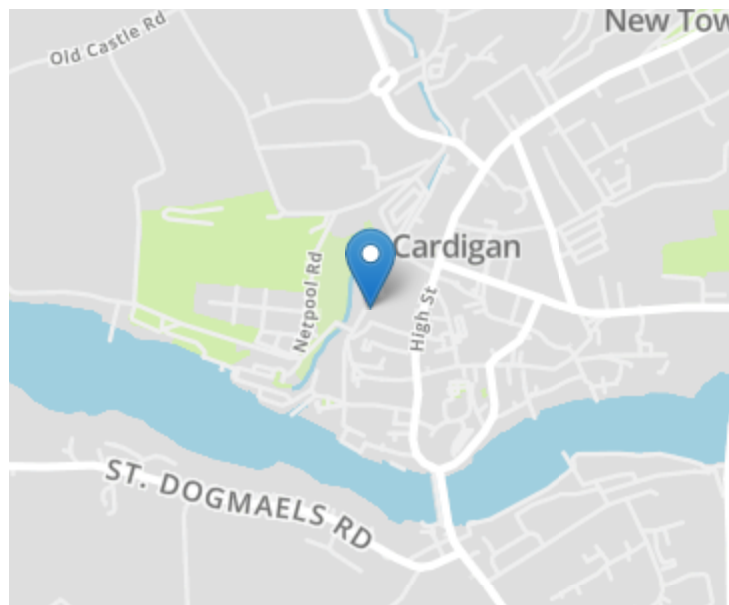
Any risk of coastal erosion? No

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 on Bridge Street, as you approach the Castle on your right, take the first left hand turning onto Quay street. Continue along this street bearing right onto lower Mwldan and onto Queens terrace. The property can be found on the right hand side as identified by the agents for sale board.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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