

Regulated by:



**RICS**



Since 1989

*Attention Investors. Spacious apartments with garage and parking. Cardigan. West Wales.*



**Flats 1&2 Rhosfa Aberystwyth Road, Cardigan, Ceredigion. SA43 1LU.**

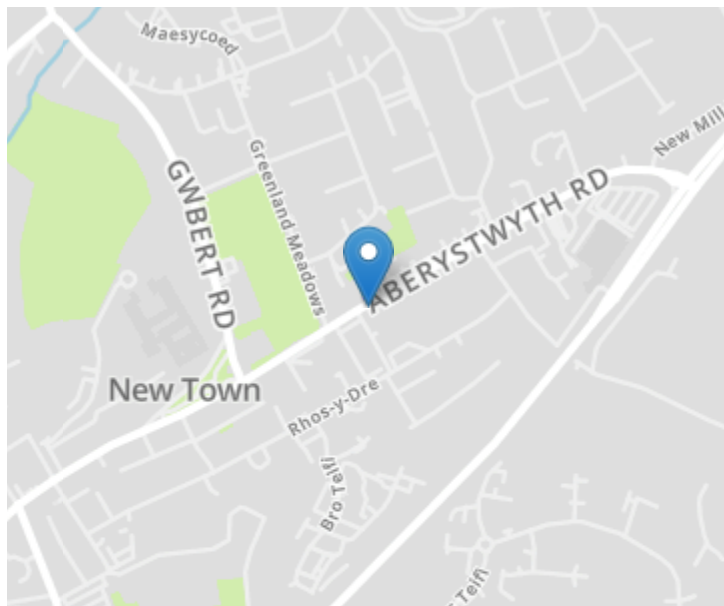
**R/3967/RD**

**£195,000**

**\*\* Attention investors \*\* 2 spacious apartments \*\* Off-road parking and garage \*\* 2 x 2 bed apartments \*\*  
Cardigan town centre \*\* Walking distance to town amenities \*\* Opposite Aldi & Tesco \*\* Attractive  
period property \*\* Front forecourt \*\* Great income potential \*\***

**\*\* 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

2 spacious 2 bedroom apartments, set within a period property within a popular area of Cardigan town centre.

The properties have recently vacated and provide full fire alarms systems and up to date electrical connections.

Flats 1 & 2 are both accessed from the ground floor offering 2 bedroom accommodation.

Both properties benefit from external access to the communal garden with private parking space and garage.

## Front Entrance

Accessed via the walled forecourt with patterned quarry tiled covered porch area providing access to both apartments.

## FLAT 1

### Entrance Hallway

3' 0" x 16' 2" (0.91m x 4.93m) being 'L' shaped, radiator, understairs cupboard.



## Lounge

14' 5" x 15' 7" (4.39m x 4.75m) with front bay window, radiator, multiple sockets, TV point.



## Bedroom 1

11' 2" x 10' 6" (3.40m x 3.20m) double bedroom, window to garden, radiator, multiple sockets.





## Bathroom



5' 3" x 7' 7" (1.60m x 2.31m) white suite including panelled bath with shower over, WC, single wash hand basin, radiator, part tiled walls.

## Kitchen

12' 3" x 9' 9" (3.73m x 2.97m) with a range of oak base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, space for electric cooker, washing machine connection point, rear window to garden, radiator, multiple sockets.



## Rear Inner Hallway

With external door to garden.

## Bedroom 2

6' 6" x 12' 8" (1.98m x 3.86m) double bedroom, window to side, radiator, multiple sockets.



## EXTERNAL

### Garden

Enclosed garden with timber panelling fence with gate from the front side track and connecting gate to the lower garden area with parking space and garage.



## FLAT 2

### Entrance Hallway

With patterned quarry tiled flooring and original staircase to:



## FIRST FLOOR

### Front Bedroom 1

10' 2" x 11' 6" (3.10m x 3.51m) double bedroom, window to front, fitted cupboard, multiple sockets, radiator.



### Lounge

12' 8" x 15' 7" (3.86m x 4.75m) with bay window to front, radiator, multiple sockets, boiler cupboard housing Worcester wall-mounted gas boiler, overlooking Aberystwyth Road.



### Bathroom

5' 8" x 7' 5" (1.73m x 2.26m) white suite including panelled bath with shower over, WC, single wash hand basin, radiator, part tiled walls.





## Bedroom 2



7' 5" x 11' 10" (2.26m x 3.61m) window to rear, fitted cupboards, radiator, multiple sockets.

## Kitchen

9' 7" x 11' 5" (2.92m x 3.48m) with a range of oak base and wall units, Formica worktop, stainless steel sink and drainer with mixer tap, space for electric cooker, washing machine connection point, rear window to garden, radiator, multiple sockets.



## EXTERNAL

### Garage

Brick built garage with steel up and over door and side parking area accessed from the rear service alley.



### 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 - B - £1,053 each Flat.

## Directions

Travelling from Cardigan town centre along North Road and connecting to Aberystwyth Road near the playing fields, continue until you approach Aldi and the property is the 5th on the left hand side as identified by the Agents for sale board.

