

Regulated by:



RICS



Since 1989

Attention 1st time buyers. Attention investors. Fully refurbished 2 bedroom dwelling. Close to Cardigan town centre. West Wales.



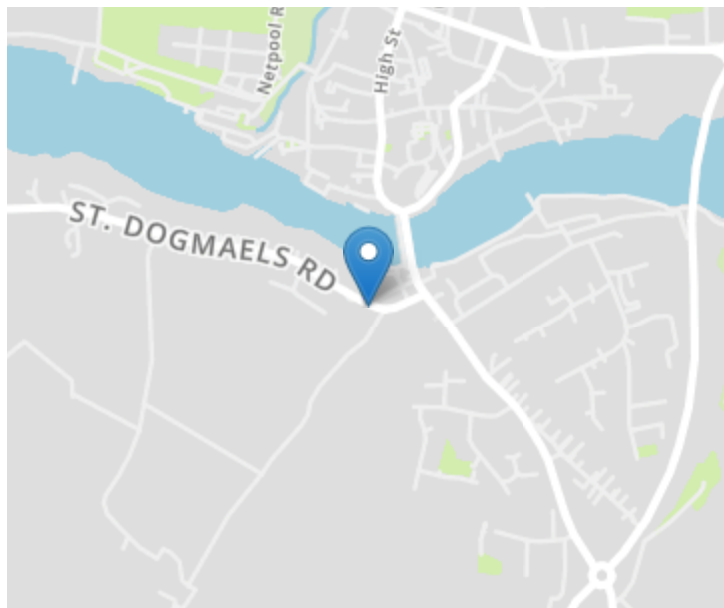
5 Teifi Terrace, St Dogmaels Road, Cardigan, Ceredigion. SA43 3AS.

R/3991/RD

£177,500

**** Attention 1st time buyers! ** Attention investors! ** Fully refurbished and spacious 2 bedroom dwelling
** Extensive rear garden ** New kitchen ** New heating ** New electrics ** New bathrooms ** New
flooring ** New windows ** New flat roof to rear extension ** Convenient walking distance to town
centre ** Ideal 1st time buyer opportunity ** No expense spared and great prospects to secure your 1st
home ****

The property is situated on the edge of Cardigan town centre with its range of traditional high street offerings, local cafes, bars, restaurants, supermarkets, retail parks, industrial estates, 10 minutes drive to the Pembrokeshire Coast National Park and Poppit Sands.



General

A great opportunity for 1st time buyers or investors to secure a high quality property close to Cardigan town centre.

The property has been fully refurbished to include:

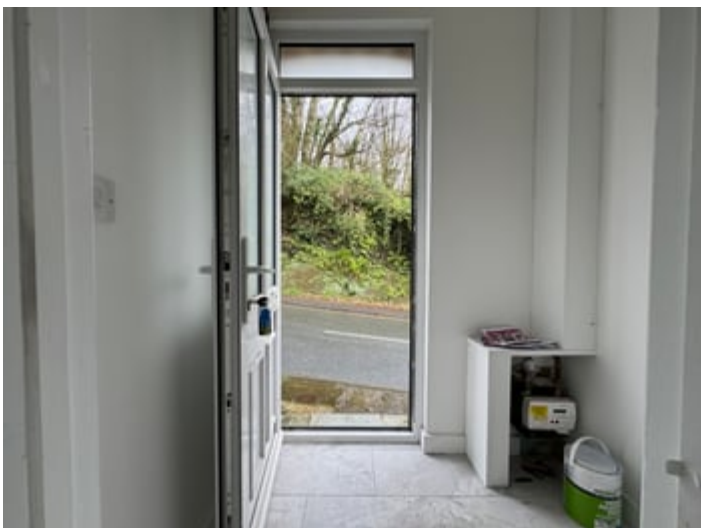
- * New boiler with 5 year warranty remaining.
- * New bathrooms to ground and first floor.
- * New kitchen.
- * New flooring.
- * New windows.
- * New flat roof on rear extension.

A great prospect to secure your 1st home. An opportunity not to be missed.

GROUND FLOOR

Entrance Hallway

Accessed via glass panel door, tiled flooring.



Lounge

13' 1" x 24' 2" (3.99m x 7.37m) with bay window to front, radiator, multiple sockets, under-stairs cupboard, TV point.



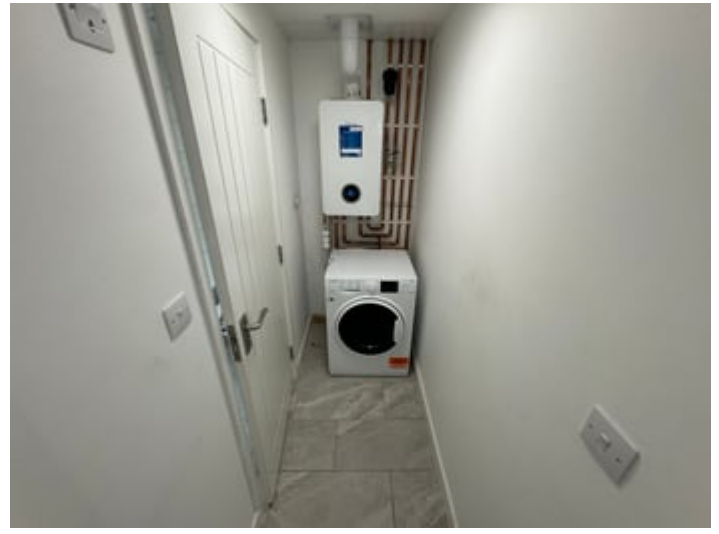
Kitchen

13' 6" x 11' 6" (4.11m x 3.51m) white kitchen base and wall units with Formica worktop, electric oven and grill, induction hobs with extractor over, fitted fridge/freezer, stainless steel sink and drainer with mixer tap, side window, external door to garden, radiator, access to:



Inner Hallway

With washing machine connection and housing Worcester wall mounted gas boiler.



Ground Floor Bathroom

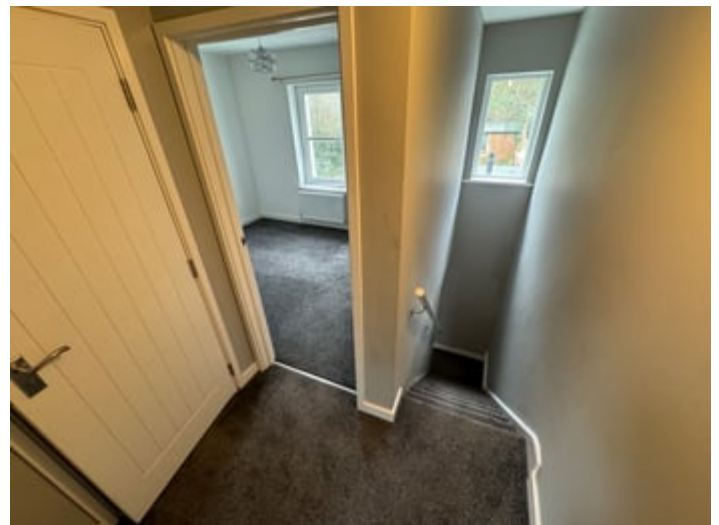
4' 2" x 7' 9" (1.27m x 2.36m) Panelled bath, WC, single wash hand basin on vanity unit, heated towel rail, side window, fully tiled walls and flooring.



FIRST FLOOR

Landing

With access to loft.



Front Bedroom 1

8' 2" x 14' 7" (2.49m x 4.45m) double bedroom, window to front, radiator, multiple sockets, TV point.



Rear Bedroom 2

10' 9" x 8' 9" (3.28m x 2.67m) double bedroom, window to rear garden, multiple sockets, radiator.



Shower Room

3' 9" x 7' 7" (1.14m x 2.31m) modern white suite including 1200mm enclosed tiled shower, WC, single wash hand basin on vanity unit, light up mirror, tiled flooring and walls.



EXTERNAL

To Front

The property enjoys footpath access to the main front door.



To Rear

An enclosed rear garden with elevated lawned area leading through to:



Brick Outbuilding

With box profile roof, currently split in to 2 units with larger area measuring 9' 11" x 12' 7" (3.02m x 3.84m) with window to front and side and side storage area.



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.

TENURE

The property is of Freehold Tenure.

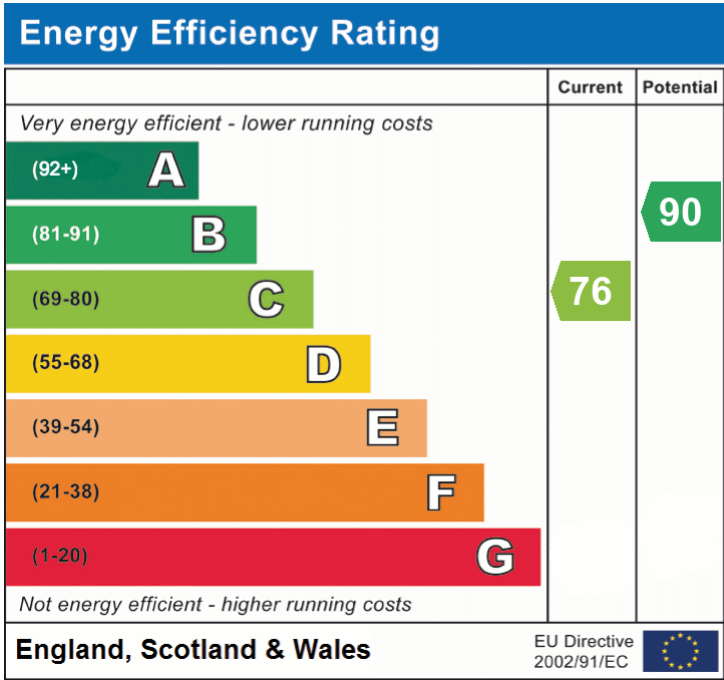
Services

The property enjoys mains water, electricity and drainage. Gas central heating.

Council Tax Band C.

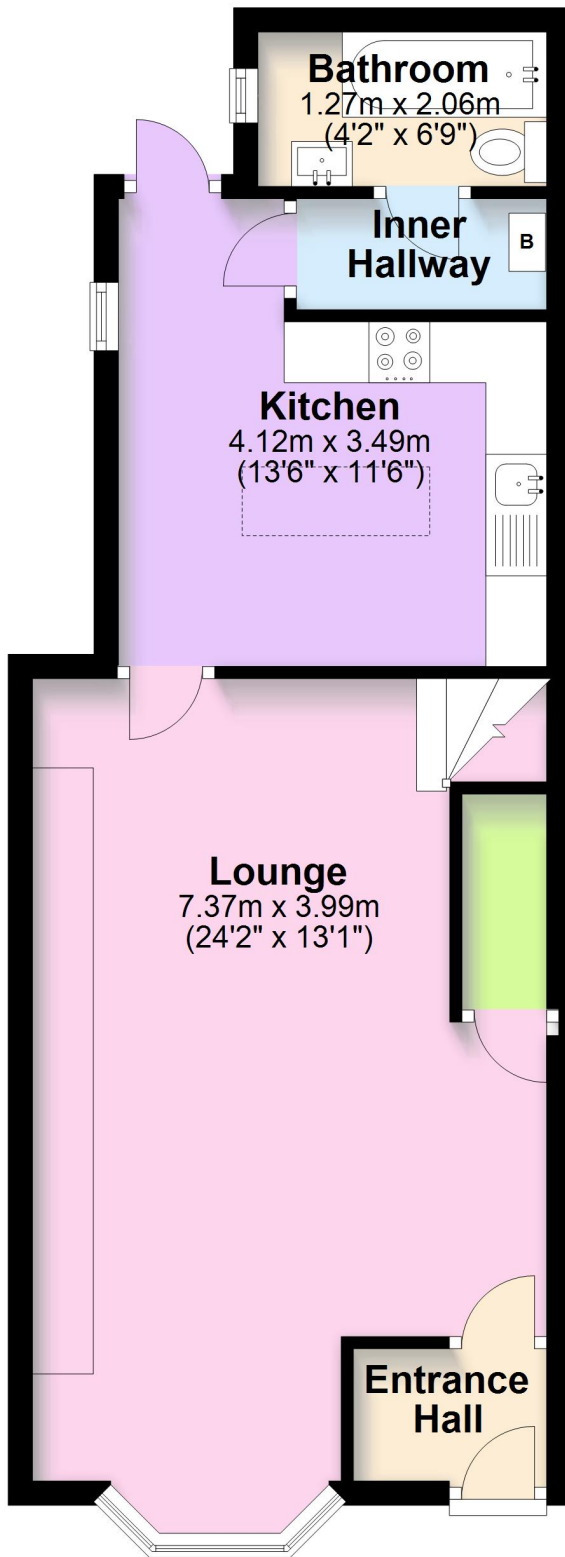
Directions

From Cardigan town centre head over the bridge and the River Teifi signposted St. Dogmaels and at the junction with the Fusion take the right hand exit signposted St. Dogmaels and Poppit. Continue along this road for approximately 100 yards and the property is located on your left hand side as you rise up the hill.



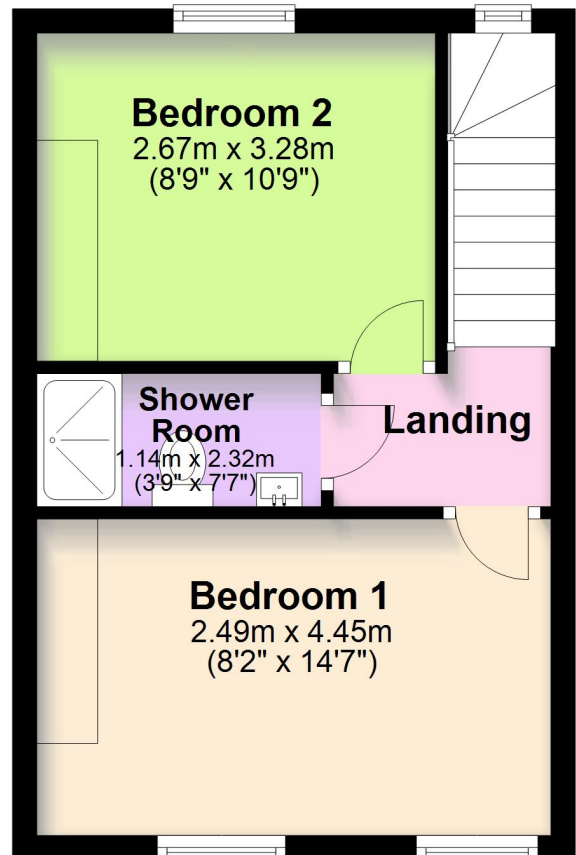
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 27.5 sq. metres (295.6 sq. feet)



Total area: approx. 67.5 sq. metres (726.9 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.

5 Teifi Terrace, St. Dogmaels Road, Cardigan