

*A convenient 2 bed end of terrace cottage. Edge of Cardigan town centre - West Wales.*



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

£179,000

Ref R/4198/ID

**\*\*Attention 1st time buyers/investors\*\*Convenient 2 bed end of terraced cottage\*\*Located on the edge of Cardigan Town Centre\*\*Walking distance to all town amenities\*\*Garage\*\*In need of some cosmetic refurbishment\*\*Double Glazing\*\*Gas Fired Central Heating\*\*Worthy of an early inspection\*\***

The property comprises of a Front Lounge, Kitchen/Dining Room. 1st Floor Bathroom and 2 Bedrooms.

The property is situated on the edge of Cardigan town centre. The town offers a good level of local amenities and services including primary and secondary schools, sixth form college, theatre and cinema, community hospital, traditional high street offerings, retail parks, supermarkets, industrial estate and excellent employment opportunities. The Pembrokeshire coast and the national park is within a 10 minute drive with its outstanding coastal aspect and range of beaches.



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

### Entrance Hall

3' 7" x 11' 3" (1.09m x 3.43m) via upvc door with fan light above and stained glass inset, central heating radiator. Stairs leading to first floor.



### Front Lounge

20' 9" x 11' 0" (6.32m x 3.35m) with dual aspect window to front and rear, open fireplace with ornate surround, slate hearth, alcove cupboards, 2 central heating radiators, understairs storage cupboard.



### Kitchen

8' 9" x 6' 0" (2.67m x 1.83m) with range of fitted base and wall cupboard units with formica working surfaces above, inset ceramic sink with mixer tap, plumbing for automatic washing machine, 'Newlec' oven and grill, 4 ring electric hob above, tiled splash back, tiled flooring, double glazed window to rear, half glazed upvc door to rear garden.





### Dining Room or Downstairs Bedroom

16' 2" x 11' 2" (4.93m x 3.40m) with double glazed window to front, central heating radiator.



### FIRST FLOOR

#### Landing

5' 6" x 10' 2" (1.68m x 3.10m) with access hatch to loft.

#### Bathroom

7' 9" x 6' 4" (2.36m x 1.93m) with a modern 3 piece white suite comprising of a panelled bath with shower screen, Triton electric shower above, pedestal wash hand basin, low level flush w.c. tiled flooring, half tiled walls, frosted window to side, illuminous mirror unit, extractor fan.



### Rear Bedroom 2

8' 0" x 10' 3" (2.44m x 3.12m) with double glazed window to rear, central heating radiator, slate hearth, gas fired Worcester combi boiler.



### EXTERNALLY

#### To the rear

A low maintenance garden laid to slabs with raised shrub beds to boundary. Rear pedestrian access.



### Front Master Bedroom 1

14' 3" x 9' 9" (4.34m x 2.97m) with 2 double glazed windows to front, central heating radiator.





### L Shaped Garage/Workshop

18' 0" x 16' 2" (5.49m x 4.93m) (max) with up and over door with electricity connected.



### To the Front

A lawned forecourt with mature shrubs and trees.



### 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.

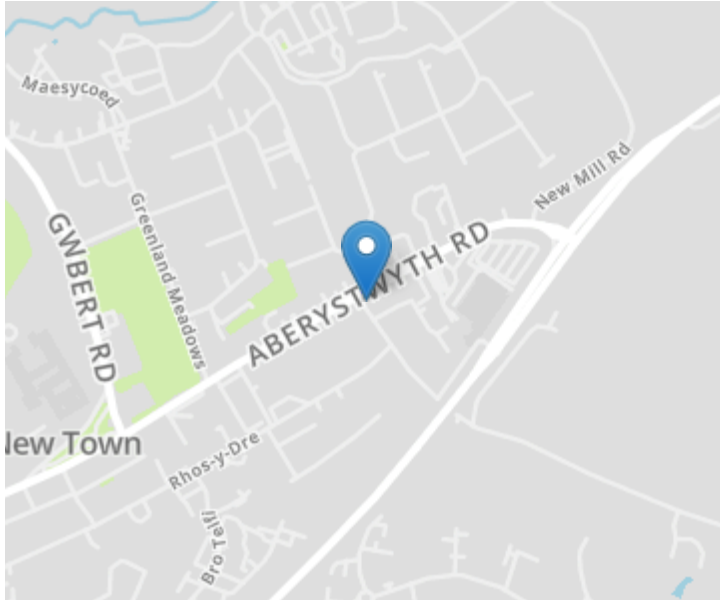
### **Services**

We are advised that the property benefits from Mains Water, Electricity and Drainage. Mains Gas Fired Central Heating.

Council Tax Band C.

### 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 200 yards and the property will be located 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>56</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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>



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