

*Charming detached 2 bedroom cottage with an acre of grounds. Cardigan Town Centre, West Wales.*



**Garden Cottage, Castle Street, Cardigan, Ceredigion. SA43 3AE.**

**£240,000**

**Ref R/4893/ID**

**\*\* Charming detached cottage with an acre of grounds \*\* Deceptively spacious 2 bedroom accommodation \*\* Edge of town centre location \*\* Level walk to all town amenities \*\* Private parking and garage \*\* Lovely cottage garden \*\* Off-lying 1 acre paddock \*\* Double glazing throughout \*\* Gas fired central heating \*\* 5 minute drive to the well renowned North Pembrokeshire \*\***

The accommodation comprises of - Entrance hall, lounge, lean to, dining room, kitchen/breakfast room, utility room, downstairs WC. First floor, 2 bedrooms and shower room.

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.



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## GROUND FLOOR

### Entrance Hall

13' 0" x 3' 1" (3.96m x 0.94m) with uPVC door to front, stairs to first floor, door into -

### Lounge

14' 3" x 13' 0" (4.34m x 3.96m) with double glazed window to front and rear, central heating radiator, real flame gas fire, understairs storage cupboard, door into -



### Lean to store room

4' 5" x 15' 2" (1.35m x 4.62m) potential office space, with double glazed window to side and rear, central heating radiator.

### Dining Room

13' 0" x 11' 0" (3.96m x 3.35m) with double glazed window to front, central heating radiator. Steps leading up to -



### Kitchen / Breakfast Room

14' 4" x 10' 0" (4.37m x 3.05m) a spacious room with a range of fitted base and wall cupboard units with Formica working surfaces above, 1 ½ inset drainer sink, 5 ring gas hob with stainless steel extractor above, Prima eye level electric oven and grill, Hotpoint dishwasher, central heating radiator, double glazed window to side and rear. uPVC half glazed door to side.





### Utility / Store Room

having cupboards with shelving.

### Downstairs WC

5' 6" x 3' 3" (1.68m x 0.99m) with double glazed window to front, low level flush w.c. vanity unit.

## FIRST FLOOR

### Bedroom 1

17' 9" x 6' 5" (5.41m x 1.96m) with double glazed window to front, central heating radiator, exposed beams to ceiling.



### Shower Room

6' 2" x 8' 0" (1.88m x 2.44m) with three-piece suite comprising of an enclosed shower unit with mains shower above, pedestal wash hand basin, low level flush w.c. double glazed window to rear, central heating radiator, airing cupboard.



### Bedroom 2

12' 9" x 11' 0" (3.89m x 3.35m) with double glazed window to front, central heating radiator.





## EXTERNALLY

### Garden and Grounds

The property boasts a lovely cottage garden laid to lawn areas with a variety of flowers, trees and shrubs.. There is a also a patio area laid to slabs, making the most of the sunny south westerly aspect. There are also useful outbuildings including a cedarwood garden shed and greenhouse.

Just beyond the garden is a private pull in parking area and a detached single garage, or concrete sectional build.

Opposite the adjacent farm track, there is a 1 acre paddock which is laid to pastureland and is fully stock proof fenced. Please note, the mains gas line and plant is located on a part of the land.







electricity and drainage. Mains gas central heating.

Tenure - Freehold.

Council tax band D - Ceredigion County Council.

#### **Please Note -**

The property was flooded in 2011, however, work has been carried out and continual maintenance and a live feed camera has been installed. There has been no issues since the work has been carried out.

#### **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.

#### **VIEWING ARRANGMENTS**

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

#### **Services**

We are advised the property benefits from mains water,

## MATERIAL INFORMATION

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**Council Tax:** Band D

N/A

**Parking Types:** Private.

**Heating Sources:** Gas Central.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** C (69)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

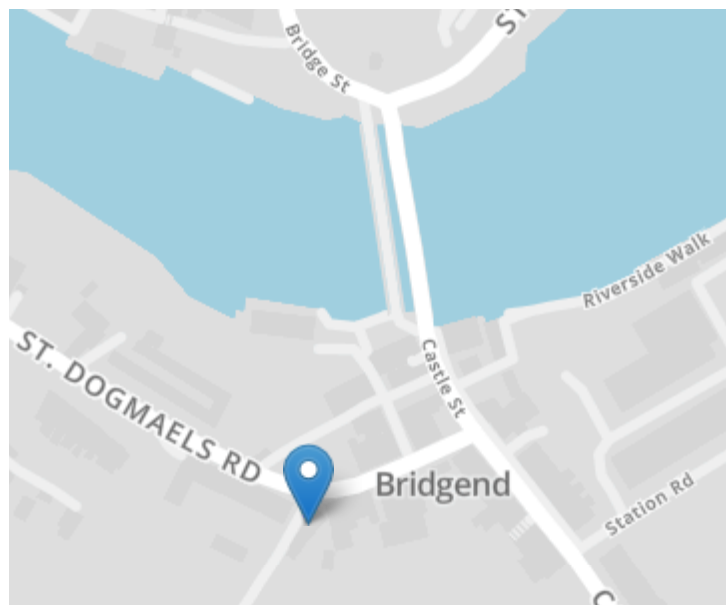
**Any risk of coastal erosion?** No

**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 along the one way system in Cardigan, as you pass the castle on your right hand side take the immediate left hand exit signposted St. Dogmaels and over the Teifi river, take the next righthand junction, again towards St Dogmaels, follow this road for some 100 yards and the property can be found on the left 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>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</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 :

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