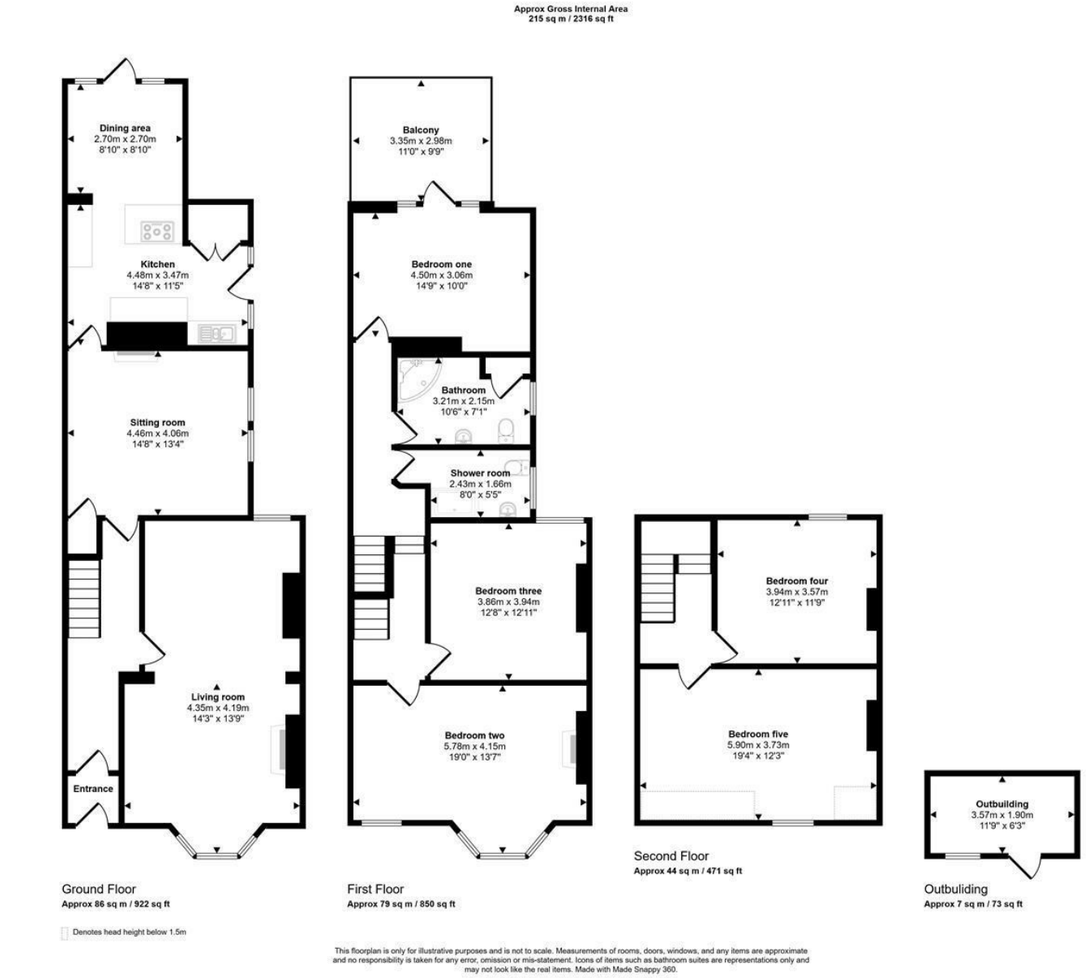

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E' Ceredigion

ref: LW/AMS/04/26/OK_LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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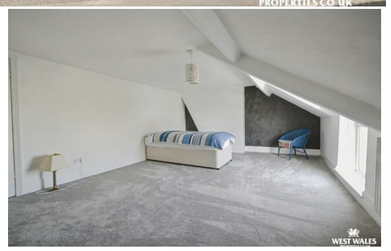
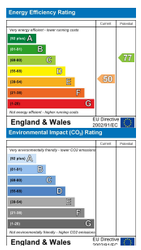


Awelfor Park Place, Cardigan, Ceredigion, SA43 1AE

- Semi-Detached House
- No Onward Chain
- Two Reception Rooms
- Front & Rear Garden, Off Road Parking
- Gas Central Heating
- Full of Character & Charm
- Five Double Bedrooms
- Walking Distance To Town & Amenities
- Approx. 1.7 Miles To The Coast
- EPC Rating: E



Offers In The Region Of £375,000

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

A truly charming period home, believed to have been built in 1908, showcasing an abundance of original features and timeless character. Highlights include a striking staircase, original doors, fireplaces, and decorative plaster corbels. Ideally situated in the heart of Cardigan, the property enjoys a highly convenient location within easy walking distance of the town centre, local shops, and a wide range of everyday amenities. Directly opposite, there is an excellent selection of recreational facilities, including tennis and basketball courts, a rugby and football pitch, and a children's play park—making this an especially appealing setting for families and those who enjoy an active lifestyle. This impressive home offers generous living space, with two reception rooms and five well-proportioned double bedrooms, making it ideal for family living.

The accommodation briefly comprises an entrance porch with decorative wall tiles and a glazed door leading into a welcoming entrance hallway. From here, a staircase rises to the first floor, while a door to the right opens into the main living room, measuring 14'3" x 13'9". This bright room features a bay window to the front, an additional window overlooking the rear patio, and a charming feature fireplace with open fire. Further along the hallway is a cosy sitting room, again benefitting from a feature fireplace and providing access to useful understairs storage. A door from here leads into the kitchen, which is fitted with a range of matching wall and base units, along with a useful cupboard housing the washing machine and tumble dryer.

The kitchen also features a central island with an integrated oven and gas hob, complete with an extractor fan above. There is ample space for a dining table, and double-glazed doors open out onto the patio, allowing natural light to flood the space.

The staircase rises to the first floor, where there are three double bedrooms, including a master bedroom that benefits from a balcony overlooking the rear—an ideal spot to relax and enjoy a morning coffee. This floor is further complemented by a shower room and a separate family bathroom, offering convenience for busy households. A further staircase leads to the second floor, where there are two additional double bedrooms, both bright and airy with an abundance of natural light.

Externally, the property is set behind a front garden, featuring a variety of mature shrubs, with off-road parking to the right-hand side for one vehicle. The enclosed rear garden can be accessed via a side gate or directly from the kitchen. It offers a paved patio area, perfect for outdoor dining, with a step down leading to a well-maintained lawn bordered by a flower bed to one side. To the rear corner, there is a useful block-built outbuilding, providing additional storage space. The garden offers a great space to sit, relax and enjoy! Viewing is highly recommended to appreciate what this property has to offer.

Cardigan town is a bustling market town dating back to 1093, situated on the edge of the estuary of the River Teifi. A major trading port and ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres for residents and visitors to experience. With much to offer, the town boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, several public houses, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

DIRECTIONS

Go through Cardigan High Street, take the left hand turn just before you reach the spar shop passed the secondary school, and then turn left again. Continue for a short distance and the property will be found on your left hand side opposite the rugby pitch. What three words - ///skinning.sung.clipboard

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.