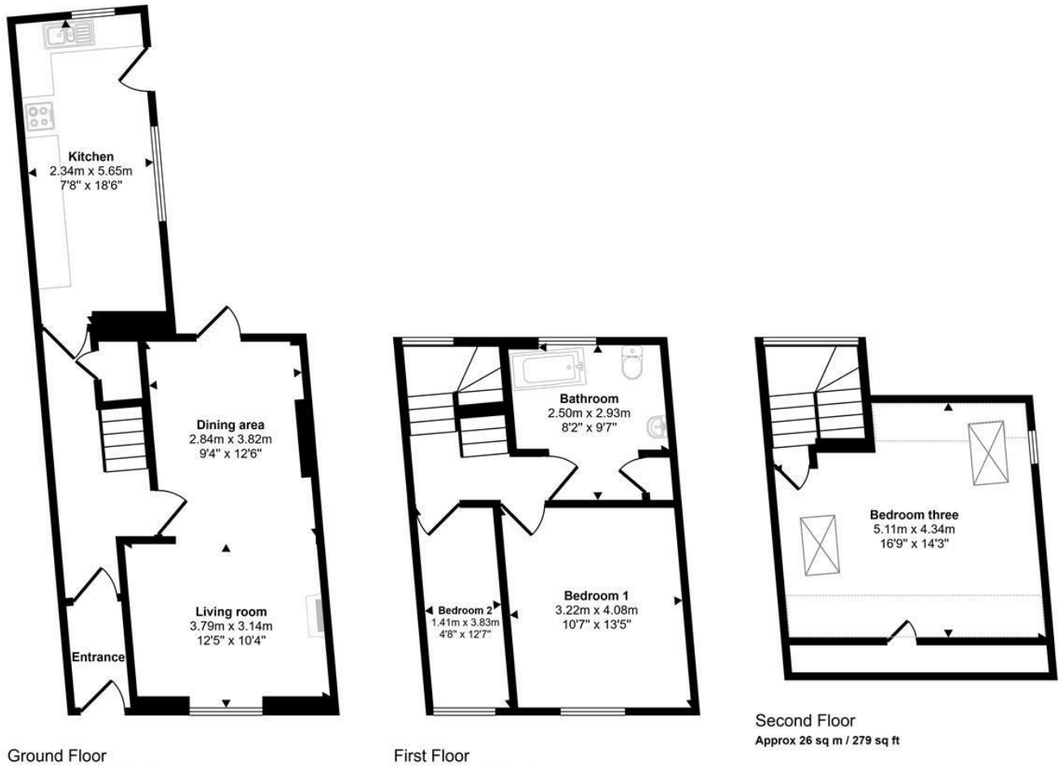
Approx Gross Internal Area
105 sq m / 1134 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 33 sq m / 357 sq ft

Second Floor
Approx 26 sq m / 279 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'C' Ceredigion

ref: LW/AMS/04/26/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
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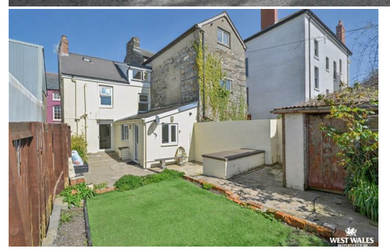
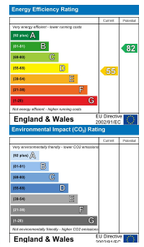
01239 615915
www.westwalesproperties.co.uk



2 Quay Street, Cardigan, Ceredigion, SA43 1HU

- Semi-Detached House
- Three Storey
- Walking Distance of Cardigan Town
- Approx. Three Miles To Coast
- Gas Central Heating
- Three Bedrooms
- Investment Opportunity
- Well Presented
- Walking Distance to River Teifi
- EPC Rating: D



Price £160,000

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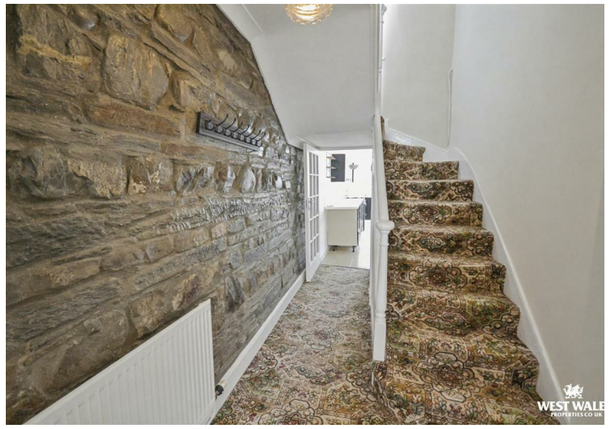
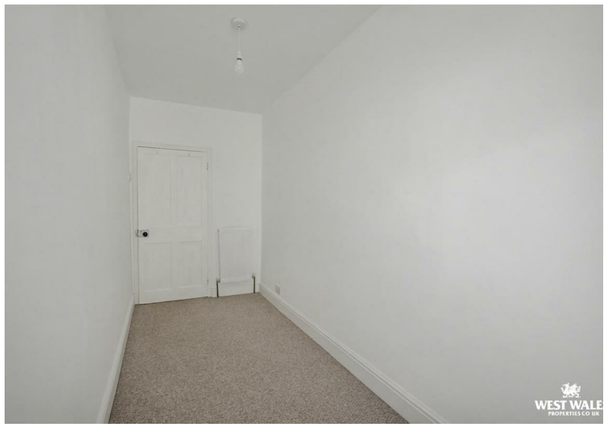
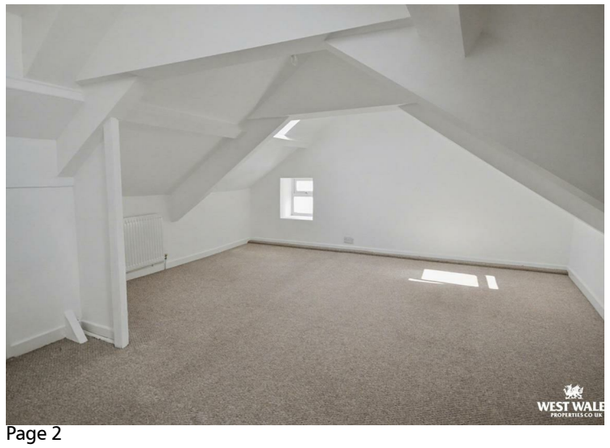
The Agent that goes the Extra Mile







A well presented property located in the heart of the ever-popular market town of Cardigan, offering convenient access to a wide range of local amenities. Within walking distance of the river teifi and Ceredigion coastal path! Boasting well-maintained accommodation, three bedrooms, and gas central heating, this charming home would make an ideal first-time purchase or a fantastic investment opportunity.

The property is entered via a welcoming hallway, where a feature stone wall creates an immediate sense of character and warmth. To the right, the bright living area benefits from dual-aspect windows, including a door that allows natural light to flood the room. Offers ample room for both relaxing and dining.

Continuing through the hallway, the kitchen is fitted with a range of wall and base units and also enjoys dual-aspect windows, along with a door providing direct access to the garden.
The first floor comprises two bedrooms, including a double, along with a well-appointed family bathroom featuring a WC, wash hand basin, bath with shower over, and a useful built-in storage cupboard. A further staircase leads to the second floor, where you will find an additional double bedroom complete with Velux windows and handy eaves storage.

The rear garden is accessed via doors from both the living area and the kitchen, creating a great flow between indoor and outdoor spaces. The garden is enclosed and, it also benefits from convenient side access through a gate. Designed with low maintenance in mind, the outside space features a pleasant seating area, ideal for outdoor dining or relaxing. A few steps lead up to an area of artificial lawn, offering a neat and usable space year-round. In addition, there is a useful outbuilding, providing excellent storage.

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

From Cardigan take the road leading towards Cardigan Castle, proceed towards the high street and take the first left onto quay street and the property is located your left hand side. There is a car park at the end of the road. What three words - ///jazz.crunching.solving

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