Approx Gross Internal Area
113 sq m / 1220 sq ft

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 'D' Ceredigion County Council

ref: LW/AMS/04/26/_OK_LW

FACEBOOK & TWITTER
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https://www.facebook.com/westwalesproperties/

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
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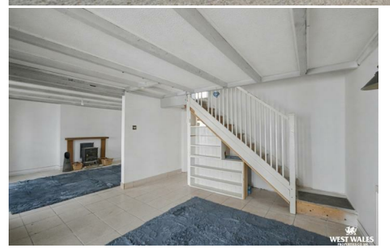
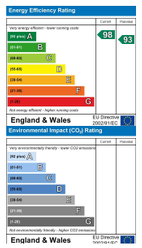


## 27 St. Mary Street, Cardigan, SA43 1DH

- Mid Terrace Property
- Two Reception Rooms
- Walking Distance To Amenities
- Character Features & Log Burner
- Gas Central Heating & Solar Panels on FIT Scheme
- Three Double Bedrooms
- Enclosed South Facing Garden
- Lots of Potential
- Investment Opportunity
- EPC Rating: B




## Price £130,000

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***The Agent that goes the Extra Mile***

This improvable three bedroom, mid-terraced character home, ideally situated in the heart of the ever-popular market town of Cardigan, within easy walking distance of all local shops, the wildlife park and the many scenic walks along the picturesque River Teifi. The property offers three double bedrooms, two reception rooms, and a sunny, enclosed garden and 4kW Solar Panels which we have been advised by the owner are on a Feed in Tariff / approx £900/year! Brimming with potential, it presents an exciting opportunity for modernisation — perfect for creating a beautiful family home, a rewarding investment, or an ideal first-time purchase.

The accommodation briefly a lounge/living area, featuring a cosy log burner and dual front-facing windows that allow for plenty of natural light. Stairs rise to the first floor, with a partially open storage area beneath. An opening leads through to the rear of the property, where you'll find the dining area and a kitchen overlooking the garden. The kitchen is fitted with a range of cupboards and units, along with space for a cooker, and a door provides direct access to the garden and patio area.

Upstairs, a split-level landing leads to the principal bedrooms, both generous doubles positioned at the front, along with a third bedroom and the family bathroom to the rear overlooking the garden. The bedrooms are currently carpeted, with the original wooden floorboards retained beneath, and further character is added by an exposed stone wall and a feature fireplace. The family bathroom is fitted with a bath and shower over, along with a useful storage cupboard housing the gas boiler.

Externally, the rear garden is a true wildlife haven. South-facing, enjoying sunshine for most of the day, it provides a peaceful and private retreat. The garden features a lawned area, a charming cherry blossom arch, a selection of shrubs, a slate footpath, and a patio area—perfect for outdoor relaxation—along with a storage shed and a rear access gate.

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, banks, 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

When entering Cardigan continue onto Pont-y-Cleifion, passing Finch Square on your left. Take the next left onto Morgan Street. Take the left turn by the Angel Hotel, continue for a short distance and the property will be found on your right hand side, denoted by our for sale board. What three words - ///butternut.townhouse.deodorant

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