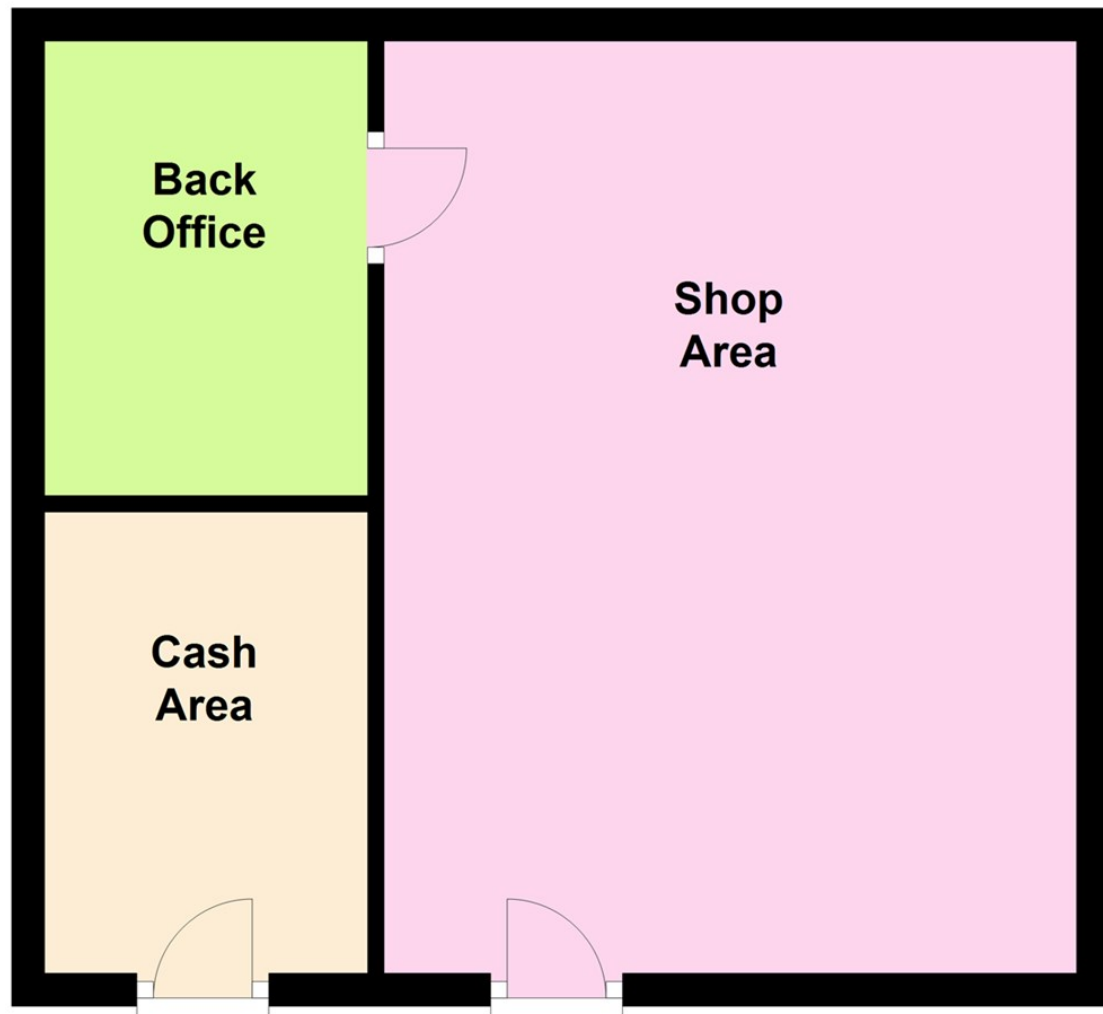


Pendre Garage



GENERAL INFORMATION

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.

TAX: Band E Ceredigion County Council

AGENTS VIEWING NOTES... We would respectfully ask you to call our office before you view this property internally or externally

TR/FHR/10/18/OKTR10.10.18

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.

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

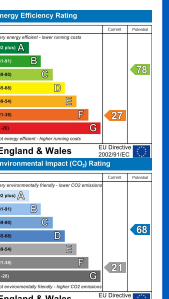
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



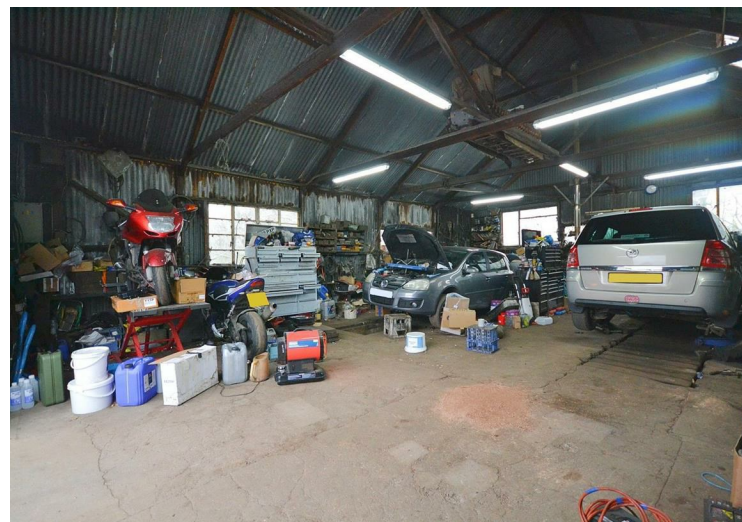
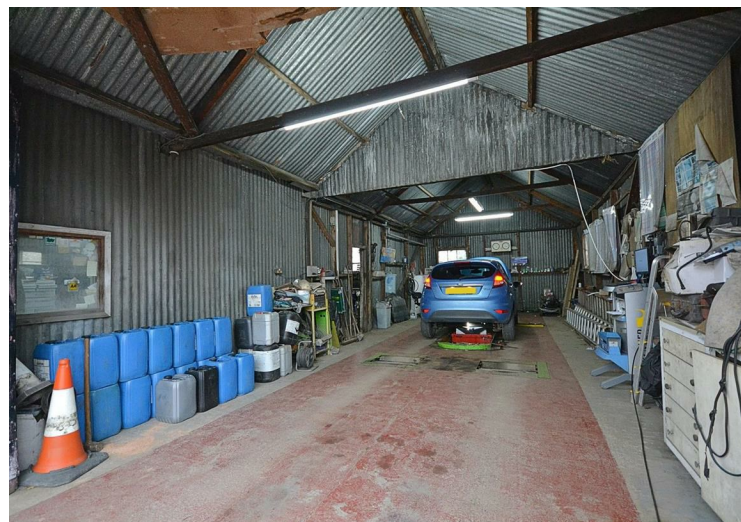
Pendre Garage High Street, Cilgerran, Cardigan, Pembrokeshire, SA43 2SL

- Petrol Station & Garage Business
- Paddock Area at Rear
- Off-Road Parking
- M.O.T Testing and Inspection Garage
- EPC Rating: F
- Popular Village Location
- Former Shop and Storage Area
- In and Out Garage with three fuel pumps
- Set in 0.60 Acres of Ground



Offers In The Region Of £250,000

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



A rare opportunity to purchase a garage sitting within 0.6 acres of grounds with ample parking space, situated in the popular village of Cilgerran. The garage comprises; a shop with office and cash area, three fuel pumps, forecourt and canopy with double access, to the rear is another fuel pump for lorries. An M.O.T testing garage with inspection pit, power and lighting and a further garage with inspection pit, power and lighting. There is another outbuilding to the side which has a storage area, with a former shop to the front. To the left there is an outside WC. and to the rear a small paddock and some garden space.

Cilgerran is a village steeped in history. The village runs along the south bank of the Teifi River and is home to Cilgerran Castle which was built in the 1100's. The Welsh Wildlife Centre is found just on the outskirts of the village with its cafe and walks around the Teifi Marshes. The village has a primary school, village shop, public houses, garage and outdoor pursuits centre Heritage Canoes. The nearby market town of Cardigan is found 3.8 miles away and offers further amenities such as a Castle, a primary and secondary school, a further education college, major super markets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants and coffee shops and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

Garage- Cash Area
9'2" x 6'5" (2.80m x 1.96m)

Garage- Back Office
6'3" x 8'7" (1.93m x 2.64m)

Garage- Shop Area
18'6" x 13'9" (5.65m x 4.20m)

Former Shop and Storage Area- Rear Storage
16'6" x 21'5" (5.03m x 6.54m)

Former Shop and Storage Area- Office
8'4" x 6'8" (2.56m x 2.04m)

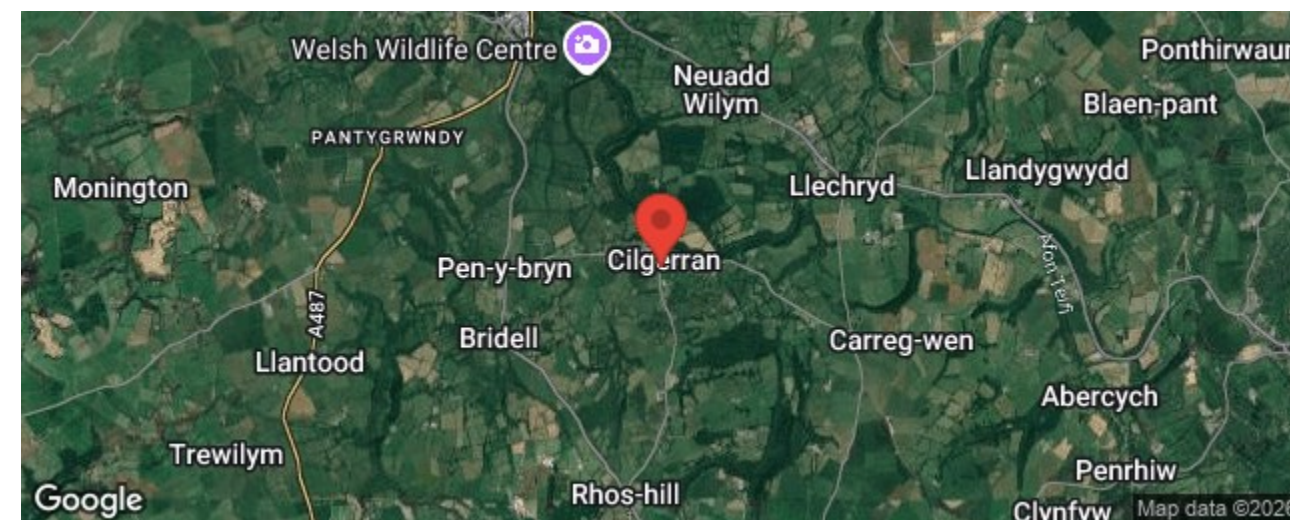
Former Shop and Storage Area- Former Shop Space
8'5" x 21'5" (2.58m x 6.54m)

M.O.T Testing Garage
39'10" x 29'7" (12.15m x 9.04m)

M.O.T Inspection Garage
39'3" x 15'10" (11.98m x 4.84m)

DIRECTIONS

From Cardigan office continue on to Morgan Street then Carrier's Lane, then turn left on to Castle Street. Go over the bridge, continue on the B4546, and at the roundabout take the second exit on to A478. Follow the A478 and turn left on to Cilgerran Road in the village of Penybryn and continue on to Cemaes Street. Continue on to High Street and the property will be on the left hand side. What 3 Words Reference -



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