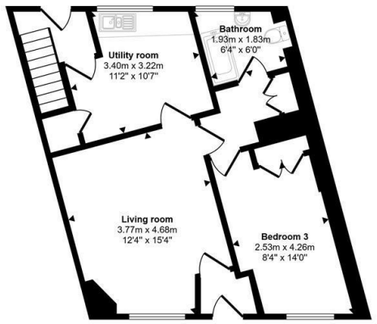
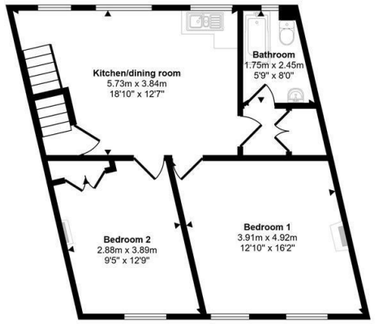
Approx Gross Internal Area
141 sq m / 1519 sq ft




Ground Floor
**Approx 53 sq m / 575 sq ft**




First Floor
**Approx 55 sq m / 591 sq ft**

Second Floor
**Approx 33 sq m / 353 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 'D' Ceredigion County Council

ref: LW/AMS/03/25/OK

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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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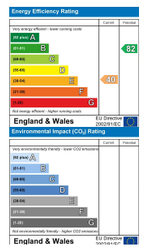
TELEPHONE: 01239 615915



01239 615915
www.westwalesproperties.co.uk

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

- Terraced House
- River Views
- Three Storey
- Two Bathrooms
- Gas Central Heating
- Four Bedrooms
- Walking Distance To Amenities
- Off Road Parking
- Lots of Potential
- EPC Rating: E




## Offers In The Region Of £150,000

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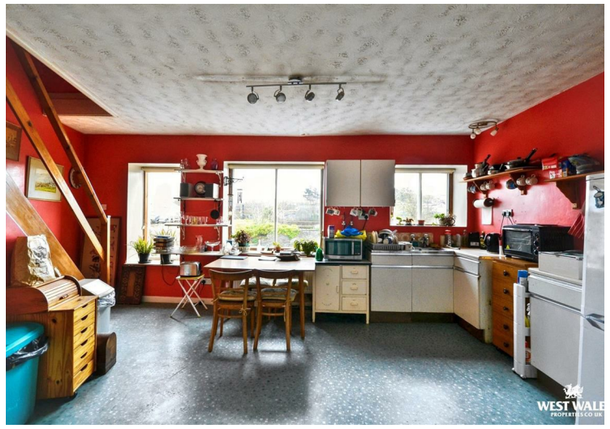
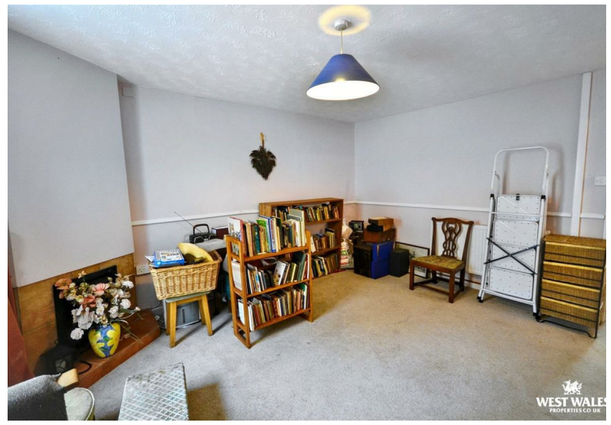
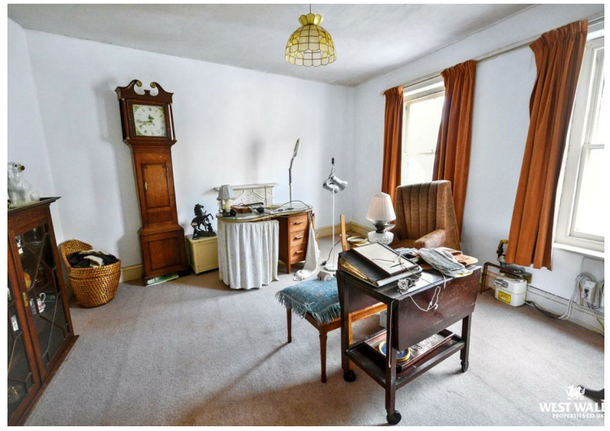
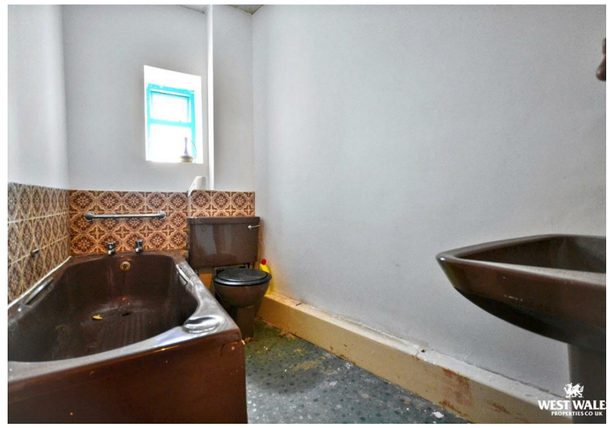
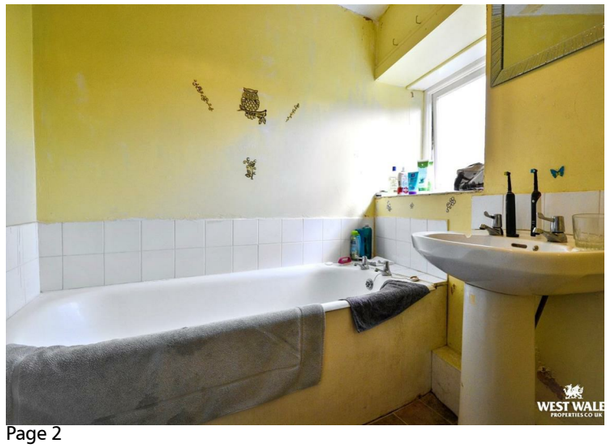
***The Agent that goes the Extra Mile***











This charming terraced property is located in the heart of the popular market town of Cardigan, offering picturesque views of the River Teifi to the rear. Within walking distance of the wildlife park, and its many lovely walks along the river. Filled with character features throughout, the home benefits from four double bedrooms, two bathrooms, and the convenience of off-road parking. Brimming with potential, this property offers an exciting opportunity for modernisation, allowing you to tailor it to your taste — whether as a wonderful family home or a rewarding investment.

The ground floor briefly comprises a front entrance porch, a living room, a downstairs bedroom, a rear utility room, and a family bathroom. A door from the utility room provides access to the rear parking area and garden. Stairs lead up to the first floor, where you'll find a bright and airy kitchen/dining area with windows overlooking the rear. There are also two additional bedrooms at the front, one of which could serve as a second reception room, along with a second bathroom.

On the third floor, a fourth bedroom—approximately 7 meters in length—features a dormer window with stunning views over the River Teifi to the rear.

Externally, the property enjoys a convenient location just a short walk from the main High Street and the river. It offers dual access, either from Mary Street at the front or via the rear, where you'll find ample off-road parking and a garden/growing area.

Viewing highly recommended!

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 - ///lads.clever.boasted

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