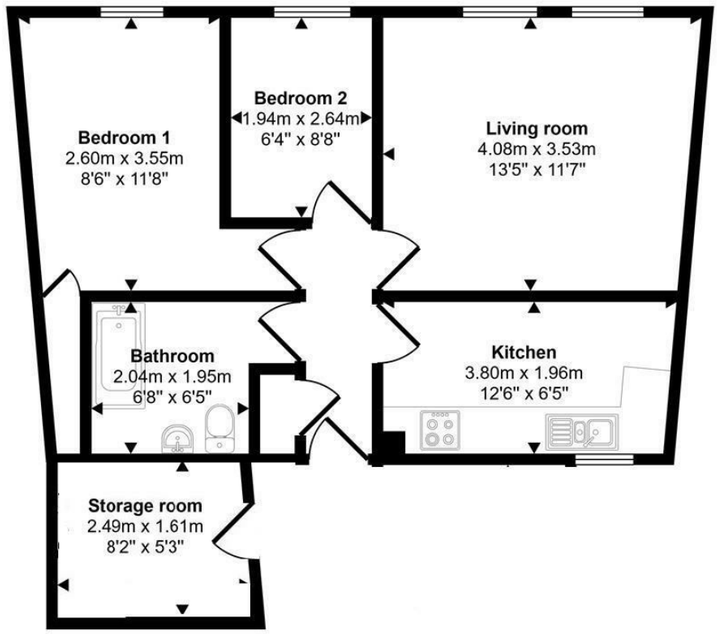
Approx Gross Internal Area
53 sq m / 568 sq ft



Floorplan

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.

GENERAL INFORMATION..
VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band B Ceredigion County Council
LEASE DETAILS: This is a 999 year lease, which commenced 23rd March 1990. Ground rent £10 per year.
We would advise you view the lease before arranging a viewing.

ref: LW/AMS/08/25/OK

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

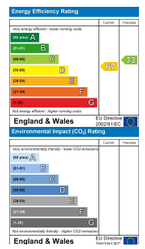
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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,

01239 615915
www.westwalesproperties.co.uk

Flat 4, 3/4 St. Mary Street, Cardigan, Ceredigion, SA43 1HA

- Flat in Cardigan Town
- Modern Kitchen
- Modern Bathroom
- Outdoor Area
- Gas Central Heating
- Two Bedrooms
- Convenient Location
- Living Room
- Walking Distance To Amenities
- EPC Rating: D



Offers In The Region Of £85,000

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

The Agent that goes the Extra Mile

A well presented flat conveniently situated in the heart of Cardigan town within easy reach of shops, schools and amenities. The property is located approximately two miles from the coast and would make a great first time buy or investment opportunity!

The flat is accessed from St Mary Street and is above Future Works. A metal staircase leads to the flat where there is an area to the front that is laid with artificial grass. There is a useful storage room where the boiler is housed, and benefits from power and lighting and plumbing for a washing machine / tumble drier. The accommodation briefly comprises, an entrance hallway, a modern kitchen with fitted and matching wall and base units. There is a living room with feature fireplace, two bedrooms, one of which is a double and a bathroom, complete with WC, wash basin, and a bath with a shower over.

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 shipbuilding 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 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.

DIRECTIONS

From Cardigan High Street turn down St Marys Street just before (or after) Teifi Shoe Shop and walk down the road. The flat entrance is the second doorway on the left hand side after the shoe shop. Go through this entrance and proceed up the first flight of steps, and then there will be another couple of steps to the frontage, and you will see the door with number 4 next to it. What 3 Words Reference - reveal.thick.jots

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