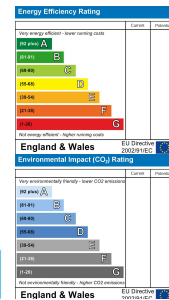


Clovelly Pontycleifion, Cardigan, Ceredigion, SA43 1DW

- Semi-Detached House
- Full of Character & Charm
- Off-Road Parking
- Walking Distance To Amenities
- Electric Heating
- Five Bedrooms
- Garden To Front & Rear
- Detached Garage
- In need of Modernisation
- EPC Rating: TBC

Offers In The Region Of £270,000

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



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The Agent that goes the Extra Mile





Situated in the heart of Cardigan town, within walking distance of amenities, and schools. This semi-detached property is full of character and charm, and boasts great potential. Having been owned by the family for over 50 years this is a rare find!

Upon entering the property, the hallway leads left into a reception room and a ground floor master bedroom. A staircase from the reception room ascends to the left wing of the property, where you'll find two bedrooms and a sizeable attic room, with great potential to be converted into further accommodation. (STPC)

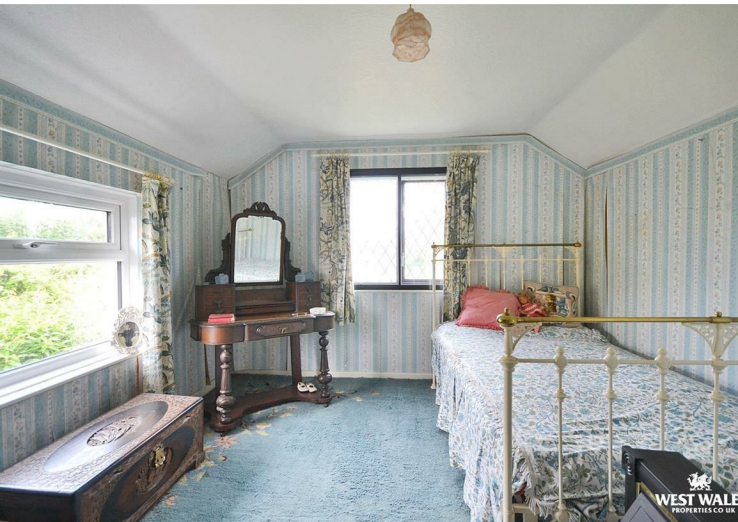
On the ground floor the hallway leads to the family bathroom and also to the right into the main reception room which features a character fireplace, currently fitted with an electric fire. A double sliding door leads into the dining room, while glass French windows provide direct access to the rear garden. A second open staircase leads to the right wing of the first floor, which has two additional bedrooms. Also on the ground floor is the kitchen with fitted units and an additional eating area overlooking the rear lawned garden. A separate utility room adjoins the kitchen with a doorway leading into the rear external yard.

Externally, there is an extensive lawned area to both the front and rear of the property, bordered by mature hedges, trees, shrubs and flowerbeds. The double gates lead into a driveway which offers extensive parking for several vehicles, as well as a garage. This would make an ideal family home!

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

From our Cardigan office head up the high street and turn right going around the one way system. Keep left towards Finch Square / bus stop. Continue along this road, over the speed bumps and take the left turning just before you reach the roundabout. The property will be found on your left hand side. What three words - [///fleet.brand.cured](https://www.google.co.uk/maps/@52.3333333,-4.1333333,15z)



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