











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

ref: LW/AMS/07/25/OK/LW

FACEBOOK & TWITTER

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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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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

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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

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



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