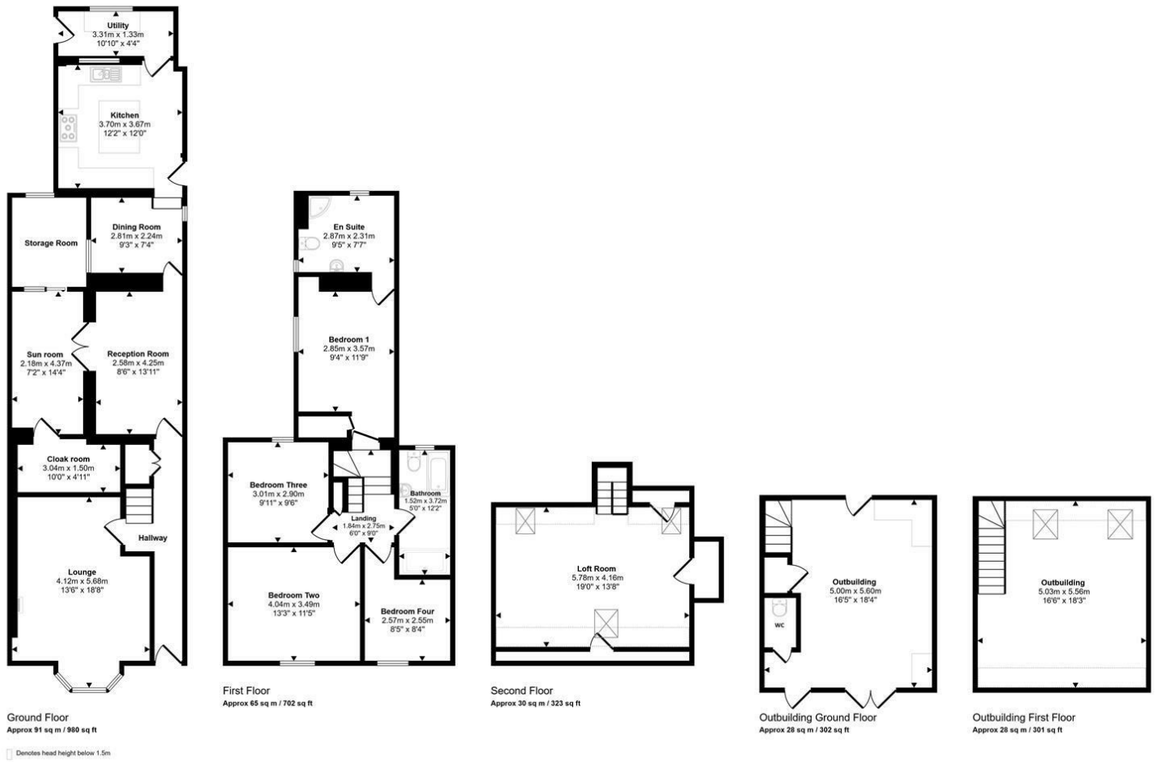
Approx Gross Internal Area
242 sq m / 2607 sq ft



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

ref: LW/AMS/03/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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,

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

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EMAIL: cardigan@westwalesproperties.co.uk
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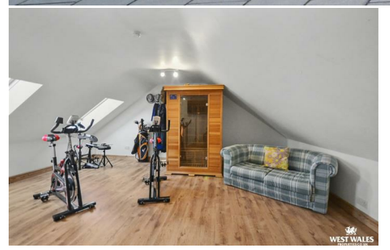
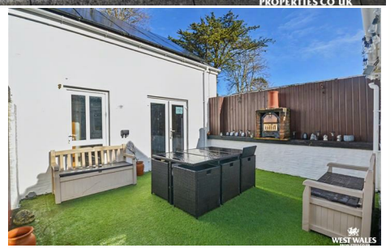
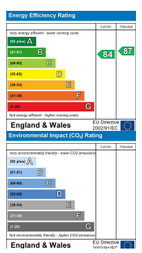




18 North Road, Cardigan, Ceredigion, SA43 1AA

- Terraced House
- Four Reception Rooms
- Enclosed Rear Garden
- Off Road Parking
- Gas Central Heating & Solar Panels
- Four Bedrooms & Loft room
- Kitchen & Utility
- Detached Building / Potential Annexe (STPC)
- Walking Distance To Amenities
- EPC Rating: B



Offers In The Region Of £280,000

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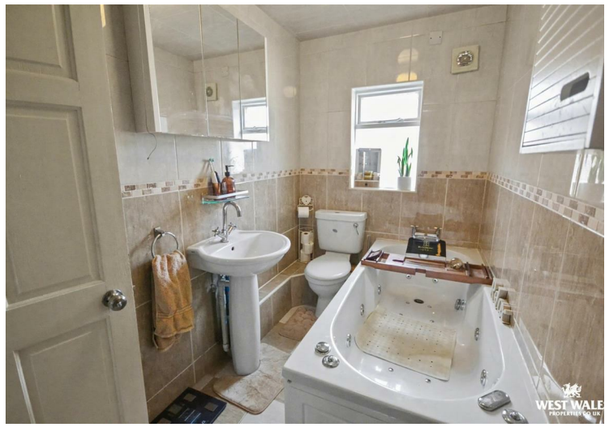
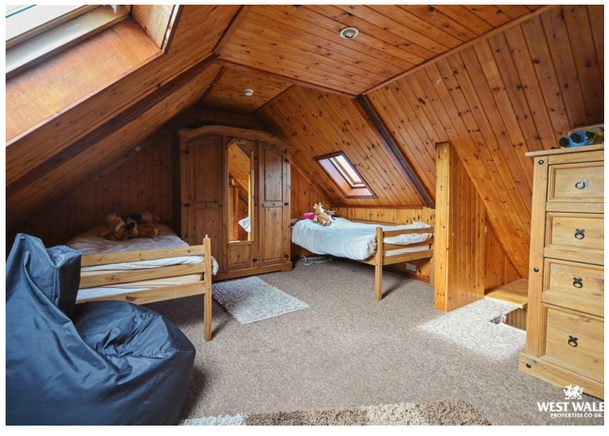
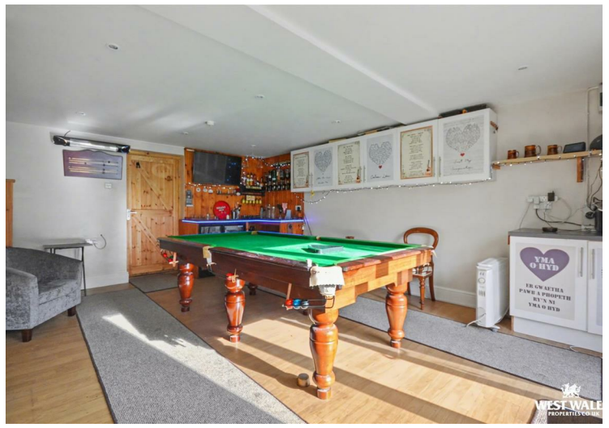
The Agent that goes the Extra Mile

Celebrating 30 Years of Business







A well-presented terraced property situated in the popular market town of Cardigan, conveniently located within easy reach of the town, local schools, and amenities. The property benefits from four bedrooms, and a loft room, three reception rooms, and a detached two-storey outbuilding to the rear, making it an ideal family home.

Upon entering the property, you are welcomed into the entrance hallway, where a door to the left leads into the main living room. This space features a bay window allowing plenty of natural light to flow through, along with a feature fireplace fitted with a gas fire.

There is a further cosy sitting room with a half-panelled feature wall and a built-in television shelf, creating a comfortable and stylish living space. From here, double glass-panelled doors open into a sun room. Off this area is a useful room currently used for storing coats and shoes, but could easily serve as a study or home office.

A door from the second living room leads into the dining room, which has a couple of steps up to the kitchen. The kitchen is fitted with a range of matching wall and base units, complemented by a central island providing additional workspace and storage. There is also a useful cupboard housing the washing machine. To the rear of the property is a porch area with further fitted units and worktop space.

From the hallway a staircase leads to the first floor where there are three double bedrooms, one of which benefits from an ensuite shower room. There is also a single bedroom, currently used as a walk-in wardrobe, along with a family bathroom featuring both a separate bath and shower.
A further narrow staircase leads to the second floor, where there is a loft room with Velux windows allowing for plenty of natural light, along with useful storage within the eaves.

Externally, a door from the rear of the property provides access to a low-maintenance enclosed outdoor space, laid with artificial grass and featuring a hot tub. The current owners have also added a detached two-storey outbuilding which has been converted into a games room, where there is also a WC. This versatile space offers excellent potential and could also present an investment opportunity, subject to the necessary planning consents.

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, swimming pool, 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 proceed through the high street for a short distance and the property is located on North Road on your left hand side denoted by our for sale board. What 3 Words Reference - ///pest.tummy.joked

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