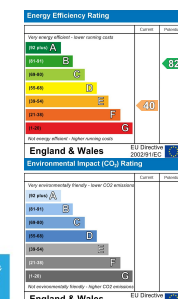


### 30 St. Mary Street, Cardigan, Ceredigion, SA43 1DH

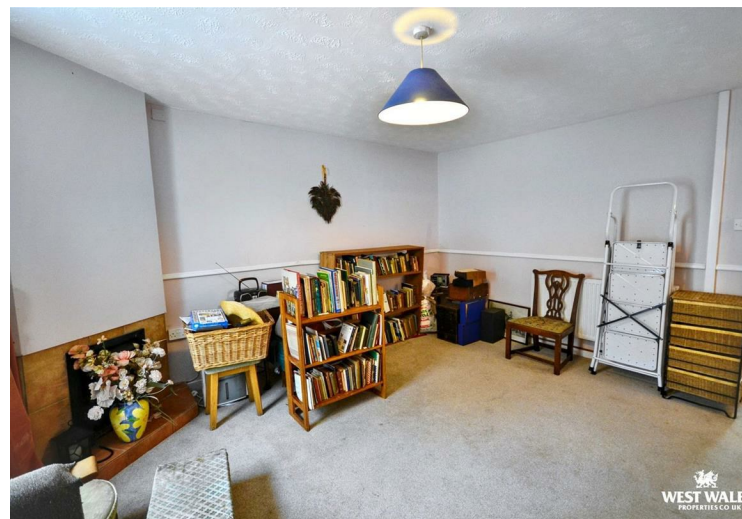
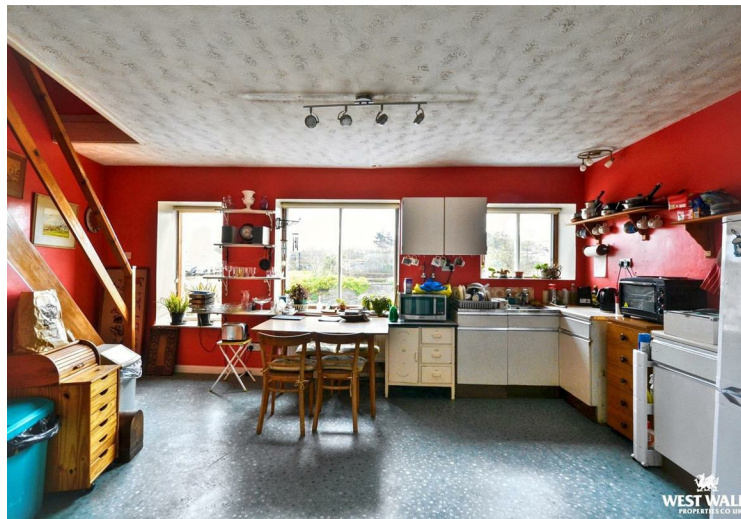
- Terraced House
- River Views
- Three Storey
- Two Bathrooms
- Gas Central Heating
- Four Bedrooms
- Walking Distance To Amenities
- Off Road Parking
- Lots of Potential
- EPC Rating: E



**Offers In The Region Of £150,000**

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





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.

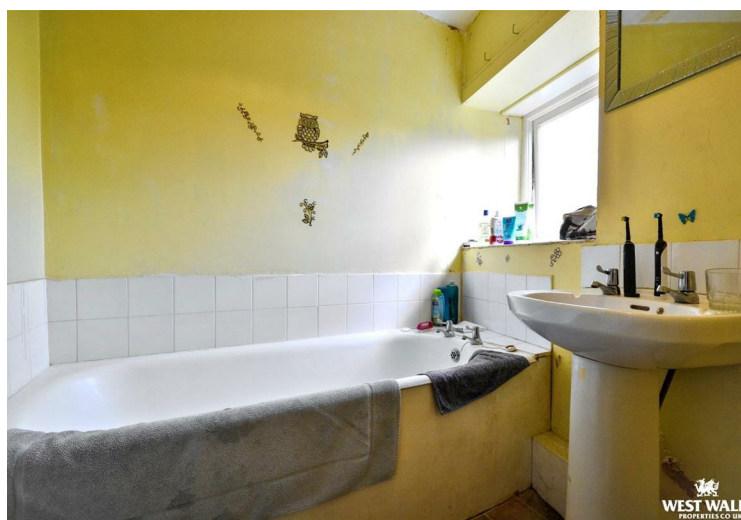
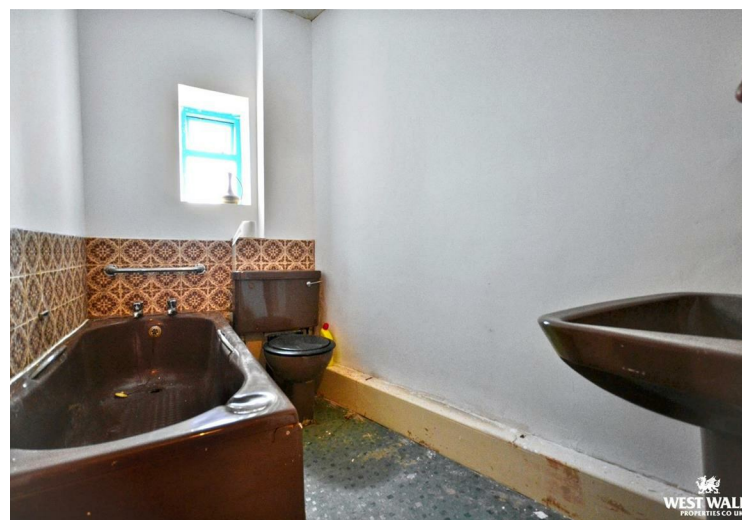
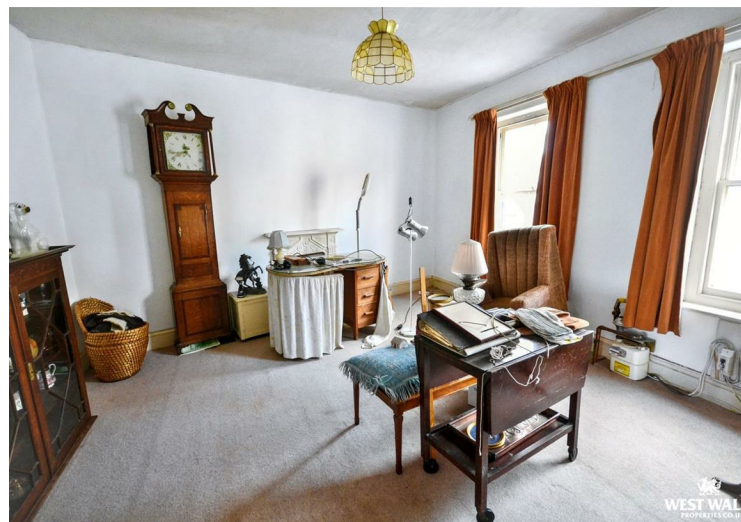
Externally, the property enjoys a convenient location just a short walk from the main High Street and the river. It offers dual access, either from Mary Street at the front or via the rear, where you'll find ample off-road parking and a garden/growing area.

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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.