



## 5 Pontycleifion, Cardigan SA43 1DW

**Offers in the region of £99,950**

Superb Character Town Cottage  
Colourful Good Size Garden  
Detached Garden Building With Potential  
For Studio/Hobby Room  
EER - F/22

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**DD/WJ/55643/230217**

### **DESCRIPTION**

A charming cottage situated in a very convenient part of Cardigan town, close to local bus services, the shopping high street and village hospital. The accommodation has a cosy atmosphere benefitting from 1 bedroom and bathroom upstairs and lounge and kitchen/diner downstairs. The big surprise with this property is its beautiful mature and good size garden and there is a good size garden building which has potential to become a garden studio/hobby room, etc. This is an ideal cottage home to suit first time buyers, singletons, couples and investors. Viewing is advised.  
EER - F/22

### **SITUATION**

The cottage is located in the town of Cardigan. A Bustling place with Many shops and interesting places to explore with many amenities to include a traditional high street parade, cafes and restaurants, Town hall, market, art galleries, local cinema, theatre, Health and leisure facilities and historic castle next to the River Teifi.

### **LOUNGE**

13'4 x 13'4 (4.06m x 4.06m)  
Entered via frosted double glazed door to front, double glazed window to front, exposed beamed ceiling, stripped and exposed wooden stairs to first floor, restored chimney now offering open fire or woodburner space (connection for gas fire adjacent), radiator, small window to rear, glazed door to;

### **KITCHEN/DINER**

10'8 x 9'10 (3.25m x 3.00m)  
Fitted with a range of wall and base units with worktop over, single drainer sink unit, double glazed window to rear looking out towards the garden, window and external door to side, radiator, built-in single electric oven, 4 ring gas hob, part tiled walls, space for white goods, wall mounted Worcester gas fired combination boiler servicing the domestic hot water and central heating system.

### **FIRST FLOOR LANDING**

Wooden flooring, spindle balustrade, doors to;

### **BEDROOM 1**

13'8 x 7'2 (4.17m x 2.18m)

Double glazed window to front, wooden flooring, tongue and groove ceiling, hanging rail and storage shelf, radiator.

### **BATHROOM**

9'2 x 5'8 (2.79m x 1.73m)

Suite comprising panel bath with electric shower unit over, pedestal wash hand basin, WC

### **EXTERNALLY**

To the front is a pedestrian pavement which leads to the front door. To the side is gated shared access (shared with neighbouring properties) and leads to the rear of the property where there is a delightful good sized garden and at the far end is a **DETACHED GARDEN BUILDING - 13'3 x 10'5** with 2 double glazed windows, power and lighting connected. This has fantastic potential for an artists studio, music room or hobby room. There are 2 garden areas, both securely fenced with panels and trellis work, both areas laid to lawn with flower beds, cherry tree, many established roses and plants. Please note that the adjoining property enjoys pedestrian right of access across the back of the property.

### **SERVICES**

We are advised that mains water, electricity, gas and drainage are connected to the property.

### **VIEWING**

By appointment with the selling Agents on 01239 612080 or e-mail [cardigan@johnfrancis.co.uk](mailto:cardigan@johnfrancis.co.uk)

### **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

### **TENURE**

We are advised that the property is Freehold

### **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

### **DIRECTIONS**

From our office in Cardigan town, turn right down Priory Street. Go past Finch Square on the right opposite the church and hospital and you will see the property on the left-hand side.