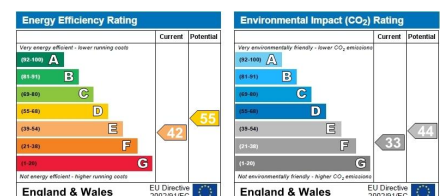




Maes Yr Awel, Parc Place, CARDIGAN SA43 1AE

Offers in the region of £229,000

**Excellent Town House
6 Bedrooms
Convenient Location
Ideal family House**



RE/WJ/20713/051112

DESCRIPTION

Situated within the West Wales market town of Cardigan in a popular convenient location a excellent family home providing appealing spacious nicely laid out and apportioned accommodation. The house is not short on space with 6 bedrooms and 2 bathrooms whilst the kitchen has been widened to provide additional area for modern day family living. For a family of 4 or 5 or more internal viewing of Maes Yr Awel is highly recommended as it is in a great location being a short walk from the school, leisure and shopping facilities
EER-E-42

SITUATION

Maes Yr Awel is a semi detached house situated in a very convenient location within the West Wales market town of Cardigan and being a short walk from the town's facilities and amenities to include primary and secondary schooling, excellent range of local shops, national retailers, leisure facilities and places of worship. A short drive on from the property Gwbert Rd leads to the Cardiganshire coastline with an 18 hole golf course at Gwbert, lovely coves and sandy beaches.

INNER PORCH

Entered via door to front with stained glass and door to;

MAIN HALLWAY

Radiator, lovely staircase to first floor, door to;

LOUNGE

13'4 x 11'10 (4.06m x 3.61m)
Double panelled radiator, bay window, gas coal effect fireplace, TV point, high ceiling which is a prominent feature throughout the property.

SITTING ROOM

11'10 x 11'8 (3.61m x 3.56m)
TV point, radiator, open fireplace, archway connected to;

DINING AREA / KITCHEN

Also accessed from the main hallway.

KITCHEN / DINER

19' x 17'6 (5.79m x 5.33m)
Lovely large open plan room, 2 radiators, ample seating space, fitted kitchen with extensive range of units at wall and base level to incorporate worksurfaces over, centrally positioned island unit with preparation space, cupboards, sink, TV point, walk in understairs storage cupboard.

UTILITY ROOM

12'8 x 10'2 (3.86m x 3.10m)
Single sink drainer unit, plumbing for dishwasher and washing machine, base units, gas boiler heating domestic hot water and radiators, tiled flooring, door to rear garden.

FIRST FLOOR REAR

LANDING

Door to;

BATHROOM

9' 8'4 (2.74m 2.54m)
Wash basin, corner bath with electric shower over, wash basin, designer radiator, WC, tiled walls, sunken lights, 2 windows

REAR BEDROOM 1

12'5 x 9'4 (3.78m x 2.84m)
Radiator, bay window.

FRONT LANDING

Staircase to first floor, door to;

BEDROOM 2

12'3 x 11'8 (3.73m x 3.56m)
Radiator, window, TV point.

BEDROOM 3

19'4 x 12' overall (5.89m x 3.66m overall)
2 radiators, bay window, connection into;

EN-SUITE BATHROOM

WC, wash basin, radiator, bath, part tiled, sunken lights, extractor fan, window.

SECOND FLOOR LANDING

Half way up the second staircase is the access to the loft space, doors to;

BEDROOM 4

12'2 x 10'6 (3.71m x 3.20m)
Window.

BEDROOM 5

16'8 x 10'7 (5.08m x 3.23m)
Window.

BEDROOM 6

8'5 x 7'10 (2.57m x 2.39m)
Small Velux window.

EXTERNALLY

To the front of the property is off street parking for 2 cars. Side entrance and leading from the back utility area is a decking area, outside tap, outside socket, 4 **STORE SHEDS**, lawned garden extending down quite a way, some fruit trees and a **GLASSHOUSE**.

SERVICES

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

VIEWING

By appointment with the selling Agents on 01239 612080 or e-mail 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 Cardigan office proceed up Pendre, directly onto North Road and by the Cenetaph fork left towards Gwbert. On the right hand side the tennis courts and rugby club will be located and a short distance along on the left hand side the property will be located.