



12 Queens Terrace, CARDIGAN SA43 1LJ

Offers in the region of £119,995

3 Bedroom Mid-Terrace House
Good Size Accommodation
Rear Private Garden
Convenient Location In Town
EER - TBC

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DD/KH/55168/020217

DESCRIPTION

A good size 3 bedroom terraced house with private garden and useful boarded attic, situated within the centre of Cardigan town. This house provides accommodation that is of a generous size, particularly its lounge which is over 18ft x 14ft, and benefits from having mains gas central heating. In our opinion this would make an excellent starter home for first time buyers or alternatively a good investment property to let. EER - TBC

SITUATION

The property is well placed in the middle of Cardigan town, within easy convenient reach to the high street and amenities. The town of Cardigan has excellent schooling, numerous supermarkets, cafes, pubs, banks etc and a traditional parade of independent retailers selling a variety of goods.

ENTRANCE HALL

Entered via obscure glazed front door, stairs to first floor, radiator, understairs W.C, doors to:

LOUNGE

18'4 x 14'2 (5.59m x 4.32m)
Double glazed window to front, wood laminate flooring, gas fireplace with back boiler servicing the domestic hot water and central heating, radiators, door to:

KITCHEN/DINER

14'1 x 7'2 (4.29m x 2.18m)
Fitted range of units with work surfaces over, 1½ bowl single drainer sink unit, eye level electric oven, four ring gas hob, double glazed window to rear, external door to garden, part tiled walls, plumbing for washing machine, door opens back to entrance hall.

FIRST FLOOR LANDING

Wooden flooring, doors to:

BEDROOM 1

11'2 x 10'8 (3.40m x 3.25m)
Double glazed window to front, wooden flooring, radiator.

BEDROOM 2

11'3 x 10'4 (3.43m x 3.15m)
Double glazed window to front, wooden flooring, radiator.

BATHROOM

Comprising panel bath, shower cubical, pedestal wash hand basin, WC, radiator, frosted double glazed windows, tiled flooring.

BEDROOM 3

12'1 x 8'5 (3.68m x 2.57m)
Double glazed window to rear, fitted airing cupboard with hot water cylinder, wooden flooring, radiator, wooden stairs rising up to:

ATTIC

21'8 x 11'2 (6.60m x 3.40m)
Not to be classed as accommodation, but could be used as a useful storage area with access to eaves and wooden flooring.

EXTERNALLY

To the rear of the property is an enclosed level garden area of low maintenance being laid mainly to gravel and with a decked and brick paved seating area. Wall and fenced boundaries, small **STORAGE SHED** adjoining.

SERVICES

We have been advised mains gas, water, electric and drainage are connected to the property.

PLEASE NOTE

Some of the property is currently unfinished but will be completed by the seller before completion of a sale.

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

If travelling on foot, from our office in town turn left before the guildhall and travel down the hill bearing left at the bottom and the property is found on the right hand side identified by our John Francis For Sale sign.