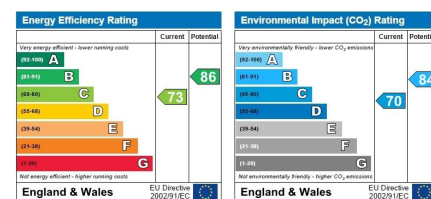




## 12 Queens Terrace, CARDIGAN SA43 1LJ

Offers in the region of £129,995

3 Bedroom Mid-Terrace House  
Good Size Accommodation  
Rear Private Garden  
Convenient Location In Town  
Recently Refurbished  
EER - C73



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**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 - C73

### **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](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**

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.