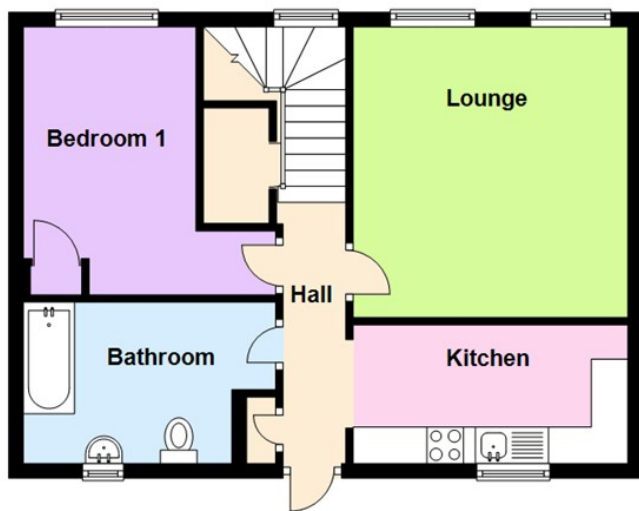
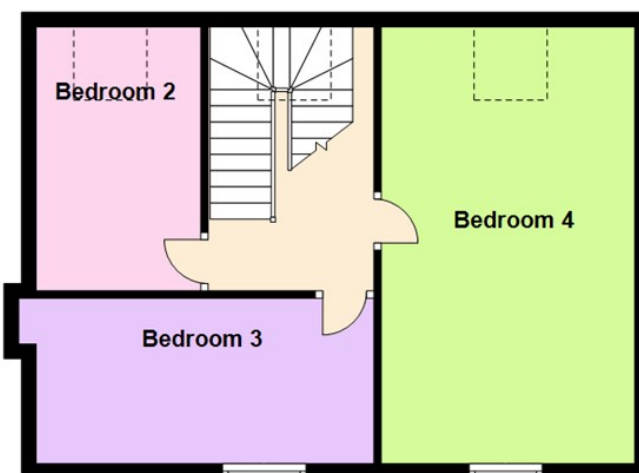


Ground Floor



First Floor



GENERAL INFORMATION..
VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band B Ceredigion County Council

LEASE DETAILS: This is a 999 year lease, which commenced 12th June 1989. Ground rent £10 per year.
AGENTS VIEWING NOTES..
We would respectfully ask you to call our office before you view this property internally or externally.

FLOOR PLANS... Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

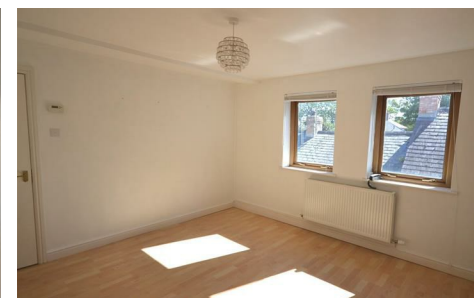
HW/RJQ/09/19/OK/HW/09/19

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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

6 Morgan Street, Cardigan, Ceredigion, SA43 1DF
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

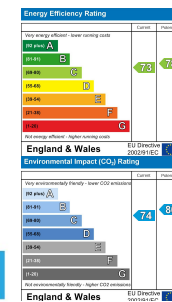


Flat 5 3/4 St. Mary Street, Cardigan, Ceredigion, SA43 1HA

- 4 Bedroom Flat
- Stunning Views over Cardigan Castle & Estuary
- Convenient Town Location
- Walking Distance to Shops
- Ideal FTB or Investment
- Set Over Two Floors
- Gas Central Heating
- Walking Distance to Schools
- Potential To Convert to Two Separate Flats
- EPC Rating: C

£110,000

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



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The Agent that goes the Extra Mile



Set over two floors this four bedroom flat is conveniently set in Cardigan town centre, benefiting from stunning views over Cardigan Castle and the Teifi Estuary. The flat comprises of hallway leading to kitchen, bathroom, lounge and bedroom 1 on the ground floor. On the first floor there are a further 3 bedrooms.

Externally the flat is accessed via a communal entrance on St Mary's Street then two flights of stairs take you up to the flats terrace area and entrance with views over Cardigan Town.

There is potential to convert this flat into two separate flats, so could be an ideal investment opportunity!

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 shipbuilding 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, swimming pool, leisure centre, restaurants and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

- | | |
|---|--|
| Hall:
19'4" x 2'8" (5.90 x 0.830) | Landing:
11'9" x 7'6" (3.60 x 2.30) |
| Kitchen:
12'5" x 6'2" (3.80 x 1.90) | Bedroom 2:
11'8" x 8'10" (3.58 x 2.70) |
| Lounge:
13'1" x 12'1" (4 x 3.70) | Bedroom 3:
16'0" (max) x 6'6" (4.90 (max) x 2.00) |
| Bedroom 1:
12'1" x 11'4" (max) (3.70 x 3.460 (max)) | Bedroom 4:
18'8" x 10'9" (5.70 x 3.30) |
| Bathroom:
6'2" x 6'10" (1.90 x 2.10) | |



DIRECTIONS

From Cardigan High Street turn down St Marys Street just before (or after) Teifi Shoe Shop (formerly Parrys shoe shop) and walk down the road. The flat entrance is the second doorway on the left hand side after the shoe shop. Go through this entrance and proceed up the first flight of steps. At the top turn right and you will see another flight of steps on the left hand side, this is the beginning of the property, go up these to the top and you will reach the doorway of this property.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.

