

NEW PRICE



64 Bro Teifi, Cardigan SA43 1DQ

Offers in the region of £109,950

2 Bed End-Ter House
Convenient Location
Well Kept & Presented
Rear Garden
Good Investment
EER - D62

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Current Energy Rating: D (62) | Potential Energy Rating: B (85)
Current Environmental Impact Rating: D (62) | Potential Environmental Impact Rating: B (87)

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DD/RO/72459/031019

DESCRIPTION

A well presented and nicely kept 2 bedroom end-terrace house situated in a popular residential estate within Cardigan town. The property enjoys good size rooms with double glazing and mains gas central heating, plus a manageable rear garden. This would make an ideal starter home for a young couple or equally a suitable buy to let property investment.

EER - D62

SITUATION

The property is situated in the heart of Cardigan on a popular estate and is extremely convenient for reaching the towns many amenities and facilities including schooling, shops and services.

ENTRANCE HALL

Enter via frosted double glazed front door, wood laminate flooring, stairs to first floor, radiator, doors to:

LIVING ROOM

14'7 x 13'2 (4.45m x 4.01m)

Wood laminate flooring, electric fireplace, double glazed window to front, radiator, door to:

KITCHEN/DINER

16'7 x 9'6 (5.05m x 2.90m)

Fitted with wall and base storage cupboards with worktops over, single drainer sink unit, electric

oven with 4 ring gas hob and extractor hood, plumbing for washing machine, tiled flooring, radiator, under stairs storage cupboard, double glazed window to rear, double glazed external door to rear garden.

FIRST FLOOR LANDING

Access to loft space, airing cupboard housing Worcester combination boiler servicing the domestic hot water and central heating, doors open to:

BEDROOM ONE

13'3 x 10'5 (4.04m x 3.18m)

Double glazed window to front, built-in wardrobe, radiator.

BEDROOM TWO

13'7 x 7'7 (4.14m x 2.31m)

Double glazed window to rear, wood laminate flooring, radiator.

BATHROOM

Comprising bath with Triton electric shower unit over, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear.

CLOAKROOM

WC, frosted double glazed window.

EXTERNALLY

To the rear of the property there is an enclosed garden mainly laid to lawn with patio seating area. Adjoining the house are 2 useful **STORAGE SHEDS**. There is an allocated

parking space for one vehicle in the designated parking area.

SERVICES

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

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 our Cardigan office proceed up the main street, turn right into Napier Street, left into Napier Gardens and follow this road to the entrance of Bro Teifi, turn right and proceed down into the estate. Turn left and park in the car park on the right hand side. Follow the pedestrian footpath to the property using the signs showing the property numbers.