



**2 Napier Street,  
CARDIGAN SA43 1ED**

**£109,950**

Traditional Terraced House  
Good Size Accommodation  
Well Fenced Rear Garden  
Walking Distance To Town

**DD/DT/72554/041019**

## **DESCRIPTION**

A Victorian style 3 bedroom terraced house with good size garden situated in an excellent convenient position within Cardigan town. The property offers good overall size accommodation which would benefit from some refurbishment/improvement works, gas central heating and period features. A good project for those seeking a more manageable refurbishment opportunity that could be let as an investment, re-sold or kept as a family/first time buyers home. Ideal for builders/tradesmen or handy men. EER: 61/81

## **SITUATION**

As mentioned the property is well placed for easily reaching all of the Cardigan town amenities, schools, high street shops, services.

## **ENTRANCE HALL**

Enter via double glazed front door, radiator wood laminate flooring, understairs storage cupboard, doors to:

## **LIVING ROOM**

12'3 x 10'8 (3.73m x 3.25m)  
Sash bay window to front, radiator.

## **DINING ROOM**

14'5 x 12' (4.39m x 3.66m)  
Stairs to first floor, wood laminate flooring, radiator, sash window to rear, door to:

## **KITCHEN**

11' x 8'4 (3.35m x 2.54m)  
Fitted storage cupboards with worktops, exposed beam ceiling, radiator, window to side, part tiled walls, archway to:

## **INNER KITCHEN AREA**

8'2 x 5'9 (2.49m x 1.75m)  
Single drainer sink, 4 ring gas hob, electric oven, fitted storage units, worktops, part tiled walls, double glazed

window to rear, double glazed external door to side.

## **FIRST FLOOR LANDING**

Stairs to second floor, radiator, doors to:

## **BEDROOM ONE**

14'3 x 10'2 (4.34m x 3.10m)  
Two sash windows to front, recess for hanging clothes, radiator.

## **BEDROOM TWO**

12'2 x 11'2 (3.71m x 3.40m)  
Sash window to rear, radiator.

## **BATHROOM**

8'8 x 8'5 (2.64m x 2.57m)  
Suite comprising of bath with electric shower over, WC, pedestal wash hand basin, radiator, frosted double glazed window to rear, walk-in airing cupboard with radiator.

## **SECOND FLOOR**

## **BEDROOM THREE**

19'10 x 13'6 (6.05m x 4.11m)  
Velux roof window to front, skylight window to rear, radiator, eaves storage space. This is a historic third bedroom and always used as such however, we wish to point out that in comparison to todays loft conversions/building regulations there are elements which would not pass. The historic use of this use means it can be classed as an official third bedroom.

## **EXTERNALLY**

To the rear of the property there is a good sized garden which is fenced and enclosed with an adjoining **STORESHED**.

## **SERVICES**

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

## **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.

## **GUIDE PRICES**

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing.

As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale".

Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide.

The guide price is not the

## **RESERVE PRICE**

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

### **AUCTION CATALOGUE**

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

### **NOTE TO BUYERS**

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

### **LEGAL PACKS**

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

### **REGISTERING TO BID**

All potential auction bidders need to register prior to the auction. To comply with legislation you will need to register and on the day of the auction obtain a Bidding Number from us. (Proxy/Telephone bids vary).

You MUST provide us with proof of ID as well as proof of address. It is best that you register with us well in advance of the auction day. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

You MUST also provide us with PROOF OF DEPOSIT – 10% of the guide price (highest figure of the guide) or if the guide is less than £20,000 then £2,000 min. We do not give bidding numbers out without the above details being given.

Please ask one of our staff

### **BUYERS PREMIUM**

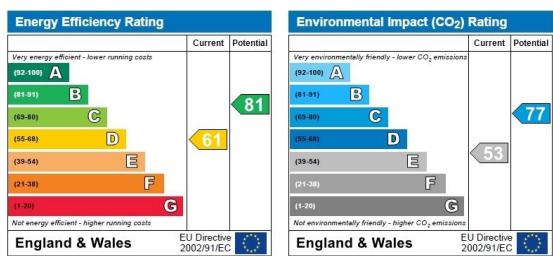
Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £500.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

### **DIRECTIONS**

From our Cardigan office proceed up Pendre and onto North Road, take the first right turning into Napier Street and number 2 is found on the left hand side identified by our John Francis auction sign.



# 2 Napier Street, CARDIGAN SA43 1ED



**John.**  
**Francis**