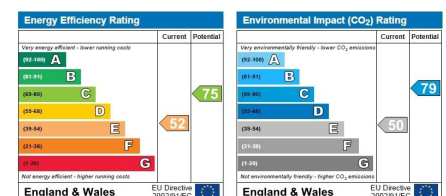




Clarington, 1 North Road, CARDIGAN TOWN SA43 1LS

Offers in the region of £167,500

Excellent Investment
2 x Self Contained Flats
Town Centre Location
Off Road Parking & Garden
EER - 52 E



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DD/DT/73224/151019

DESCRIPTION

Fantastic Investment Opportunity! 5.87% Rental Yield. A freehold grade 2 listed house comprising 2 self contained flats with tenants in situ, located in the centre of Cardigan town. The property boasts off road car parking spaces, its own garden, and is only a few minutes walk from the towns shopping high street. Internally there is a 1 bedroom ground floor flat and a 3 bedroom first and second floor flat. The flats have mains gas heating, water and electric with independent meters and a building fire alarm system.
EER - 52 E

SITUATION

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

COMMUNAL HALLWAY

Communal front door, doors to the individual flats.

FLAT 1

Front door opens to:

HALLWAY

Tiled floor, radiator, external door to side, doors to:

LOUNGE

14'2 x 14'2 (4.32m x 4.32m)
Secondary glazed sash bay window to front, feature fireplace and surround, radiator.

KITCHEN

14'2 x 10'7 (4.32m x 3.23m)
Fitted with a range of wall and base units with work surfaces over, single drainer sink, part tiled walls, gas combination boiler servicing the domestic hot water and central heating for this flat. Secondary glazed window to rear and side, radiator, plumbing for washing machine, space for cooker and white goods.

SHOWER ROOM

Suite comprising of WC, pedestal wash hand basin, shower cubicle with part tiled walls, radiator, tiled flooring.

BEDROOM 1

11'11 x 11'8 (3.63m x 3.56m)
Secondary glazed sash window to rear, radiator.

EXTERNALLY

This flat enjoys the rear garden which is mainly laid to hard- standing being easy to maintain.

FLAT 2

Front door opens to:

ENTRANCE

With stairs to first floor landing.

LANDING

Stairs to second floor, doors to:

KITCHEN

11'9 x 9'10 (3.58m x 3.00m)
Fitted with a range of wall and base units with work surfaces over, 1½ bowl single drainer sink, Worcester oil fired combination boiler servicing the domestic hot water and central heating for this flat. Plumbing for washing machine, part tiled walls, secondary glazed window to side, cooker with extractor hood, space for table and chairs, door to:

BATHROOM

9'11 x 4'11 (3.02m x 1.50m)
Suite comprising of bath with mixer shower over, WC, pedestal wash hand basin, secondary glazed window to rear, radiator.

LOUNGE

13' x 10'7 (3.96m x 3.23m)
Secondary glazed sash window to front, feature fireplace in surround, radiator.

BEDROOM 1

10'11 x 10'11 (3.33m x 3.33m)
Secondary glazed window to rear, radiator.

BEDROOM 2

8'11 x 7'9 (2.72m x 2.36m)
Secondary glazed window to front, radiator.

SECOND FLOOR

LANDING

With roof window and door to:

BEDROOM 3

17'6 x 8'11 (5.33m x 2.72m)
Exposed 'A' framed ceiling, radiator, secondary glazed window to side, access to eaves storage space.

LETTING INFORMATION

Both flats are occupied by contracted tenants. The monthly income for the building is £820 which against the property asking price gives a rental yield of 5.87%.

EXTERNALLY

Beyond the garden there is a hard-standing area with nominated off road parking space, each flat has 1 parking bay.

SERVICES

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

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 Pendre and onto North Road. The property is found on the right hand side identified by our John Francis For Sale sign.