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15 Pwllhai, Cardigan, SA43 1DB

Offers Over £95,000

3 BEDROOM COTTAGE, NO GARDEN

NO FORWARD CHAIN

SHOULD BE OF INTEREST TO A 1ST TIME BUYER OR INVESTOR

Situation

Pwllhai is a secondary street in Cardigan Town, radiating from Guildhall Square towards the River Teify and St Mary's Church. The property is one of a pair of semi detached stone and slated houses now adjoining the garages to Cardigan's former Police Station. Cardigan Town is a small rural community with the usual small town facilities including Place of Worship, Junior & Secondary Schools, College of Further Education, 2 Supermarkets, a variety of family run or national stores, Hotels, Public Houses, Theatre, Library, Leisure Centre, Swimming Pool, etc. A main attraction is the Cardigan Castle. The town has developed along the lowest crossing point of the River Teify within 2 miles the West Wales Coastline at Cardigan Bay.

Description

N° 15 is a compact 2 storey house which directly abuts the adopted thoroughfare, there being no footpath or protective forecourt.

Vestibule

Hardwood entrance door . Oak wood flooring and door to:-

Living Room 13'10 x 16'3 (4.22m x 4.95m)



double glazed window to front, radiator, oak flooring, stairs rising off, living flame gas fire with back boiler, wall lights.

Kitchen/Diner 10' x 17'5 (3.05m x 5.31m)



newly fitted oak effect wall and base units, worktop surfaces, four ring gas hob, electric oven, void and plumbing for automatic washing machine, 1.5 stainless steel sink unit, dual aspect windows, door to side, pantry cupboard.

Landing

with radiator.

Bedroom 1 13'10 x 9'8 (4.22m x 2.95m)

double glazed window to front, radiator.

Bedroom 2 10;2 x 8'6 (3.05m;0.61m x 2.59m)

UPVC window, radiator.

Bedroom 3 8 x 7 (2.44m x 2.13m)

double glazed window and radiator.

Bathroom



Low flush W.C., pedestal hand basin, Whirlpool bath with shower over, Upvc windows, tiled floor, linen cupboard.

Outside



The property doesn't have any external areas and therefore is ideal for someone who does not wish to have a garden to maintain or holiday cottage / Buy to let.

Servides Etc.

Tenure:Freehold with Vacant Possession.

Local Authority: Ceredigion County Council.

Property Classification: Band C.(Internet source)

Services: Mains Water, Electricity & Drainage. Mains Gas available. Partial Electric heating. Partial Sealed Glazing.

Floor Plan



15 Pwllhai SA43 1DB
For illustrative purposes only, not to scale

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

