



GENERAL INFORMATION

VIEWING: By appointment only.

TENURE: We are advised freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band C Ceredigion

AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

EJL/FHR/06/20/OK/FHR/06/20

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

01239 615915
www.westwalesproperties.co.uk

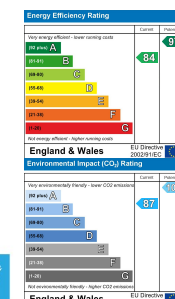


9 Dol Y Dintir, Cardigan, Ceredigion, SA43 1NU

- Terraced House
- Off-Road Parking
- Walking Distance to Town Centre
- Well-Presented
- Gas Central Heating
- 2 Bedrooms & 1 Bathroom
- Sought After Area of Cardigan
- Enclosed Rear Garden
- Ideal FTB/Investment Opportunity
- EPC Rating: B

Offers In Excess Of £140,000

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The Agent that goes the Extra Mile



VIRTUAL VIEWING AVAILABLE **IDEAL INVESTMENT OPPORTUNITY** Situated on the outskirts of Cardigan in a desirable cul-de-sac location and just walking distance to the town amenities, this modern yet homely accommodation would make an ideal home first time buy/investment opportunity. The property benefits from off-road parking, enclosed rear garden, and briefly comprises; on the ground floor, hallway, w/c, fitted kitchen/dining room with integral electric oven and lounge with double doors leading to the rear garden. On the first floor, there are two bedrooms, a study, and a family bathroom..

Externally, there is off-road parking for one vehicle to the front of the property. There is a paved area to the front, gravelled flower beds and a small storage shed to the side. Accessed via the lounge the enclosed rear garden is laid mainly to lawn with a further paved area to the front, offering an ideal place to sit and enjoy outside dining or entertaining.

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, coffee shops, and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.



Hallway

8'4" x 3'9" (2.55m x 1.16m)

W/C

3'6" x 4'10" (1.09m x 1.49m)

Kitchen/Dining Room

11'7" x 13'6" (maximum) (3.55m x 4.13m (maximum))

Lounge

11'3" x 14'9" (maximum) (3.44m x 4.52m (maximum))

Landing

6'7" x 9'8" (2.03m x 2.97m)

Bedroom 1

9'7" x 14'9" (maximum) (2.93m x 4.52m (maximum))

Bathroom

7'9" x 6'3" (2.38m x 1.91m)

Bedroom 2

7'9" x 9'6" (2.38m x 2.91m)

Study

5'1" x 6'7" (1.57m x 2.02m)



DIRECTIONS

From our Cardigan office continue around the one-way system and head north along North Road. Continue onto Aberystwyth road and turn left just before Cawdor Cardigan onto Heol Helyg. Follow the road around onto Heol Derw and turn left onto Dol Y Dintir. Follow the road around the left hand corner and the property is straight ahead and is denoted by our for sale board.

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