

Cardigan Office:

5 High Street, Cardigan, Ceredigion, SA43 1HJ

T: 01239 612 343

E: cardigan@jjmorris.com

jjmorris.com

Chartered Surveyors | Estate Agents | Valuers | Auctioneers



17 Heol Gollen, Cardigan, SA43 1NF

£235,000

**3 BEDROOM FAMILY HOME WITH GENEROUS SIZED ROOMS
IN A POPULAR LOCATION**

**KITCHEN, LOUNGE, DINING AREA AND CONSERVATORY
WITHIN WALKING DISTANCE OF THE TOWN'S FACILITIES
AND SCHOOLS.**

Situation

The property is within a leisurely walk of the town centre shopping area and close to the Secondary School, College of Further Education, Leisure Centre etc. The Junior School is slightly further. Cardigan has various Places of Worship, Post Office, 3 Banks, 2 Supermarkets, various Shops & Stores including Family Run Businesses and National Chains, Health Centre, Theatre, Library, Swimming Pool, Bowls & Rugby Clubs, etc. etc.

Cardigan is the lowest crossing point of the River Teify with the recently restored Castle Walls overlooking the Old Bridge. 2 Miles downstream the River Teify enters Cardigan Bay at Gwbert on Sea and the long expanse of sandy beach at Poppit Sands.

Golf, Squash and Boating facilities are available at Gwbert.

Entrance

Double glazed uPVC frosted door to:-

Hallway

with laminated flooring, radiator, window to front, under stair cupboard, stairs to first floor and doors to:-

Cloakroom



with low level toilet, wash basin, window and tiled walls.

Living Room 20'5 x 13'7 (6.22m x 4.14m)



'L' shaped room with window to front, Gas coal effect fire in fireplace, radiator and opening through to:-

Conservatory 11'1 x 10'10 (3.38m x 3.30m)



uPVC double glazed windows, tiled floor, tinted roof glass, radiator and door to rear garden

Kitchen 10'7 x 8'2 (3.23m x 2.49m)



having a range of floor and wall units with worktop surfaces incorporating a stainless steel single sink unit, Neff oven, gas hob with extractor hood over, space for automatic machine, radiator, tiled flooring and part tiled walls, opening through to :-

Dining room 22' x 8'9 (6.71m x 2.67m)



tiled as kitchen with window, radiator and door to:-

Utility Room 8'9 x 7'9 (2.67m x 2.36m)



having base and wall units incorporating a stainless steel sink unit, space for 2 automatic washing machines, wall mounted Worcester gas boiler, window to rear and door to garden.

FIRST FLOOR

Landing

with access to Loft Space, built-in airing cupboard.

Bedroom 1 12' x 8'11 (3.66m x 2.72m)

window to front, radiator and built in wardrobes.

Bedroom 2 12'5 x 8'6 (3.78m x 2.59m)

window to rear and radiator.

Bedroom 3 8'6 x 8'6 (2.59m x 2.59m)

window to rear, radiator.

Bathroom



Refurbished bathroom with Bath with shower and screen over, low level toilet, hand wash basin set on a vanity unit, extractor fan, tiled walls and floor, heated towel rail and frosted window.

Outside



to the front driveway with lawned and shrubs, pathway to the rear enclosed garden with patio, mature trees and shrubs.

Services, etc.

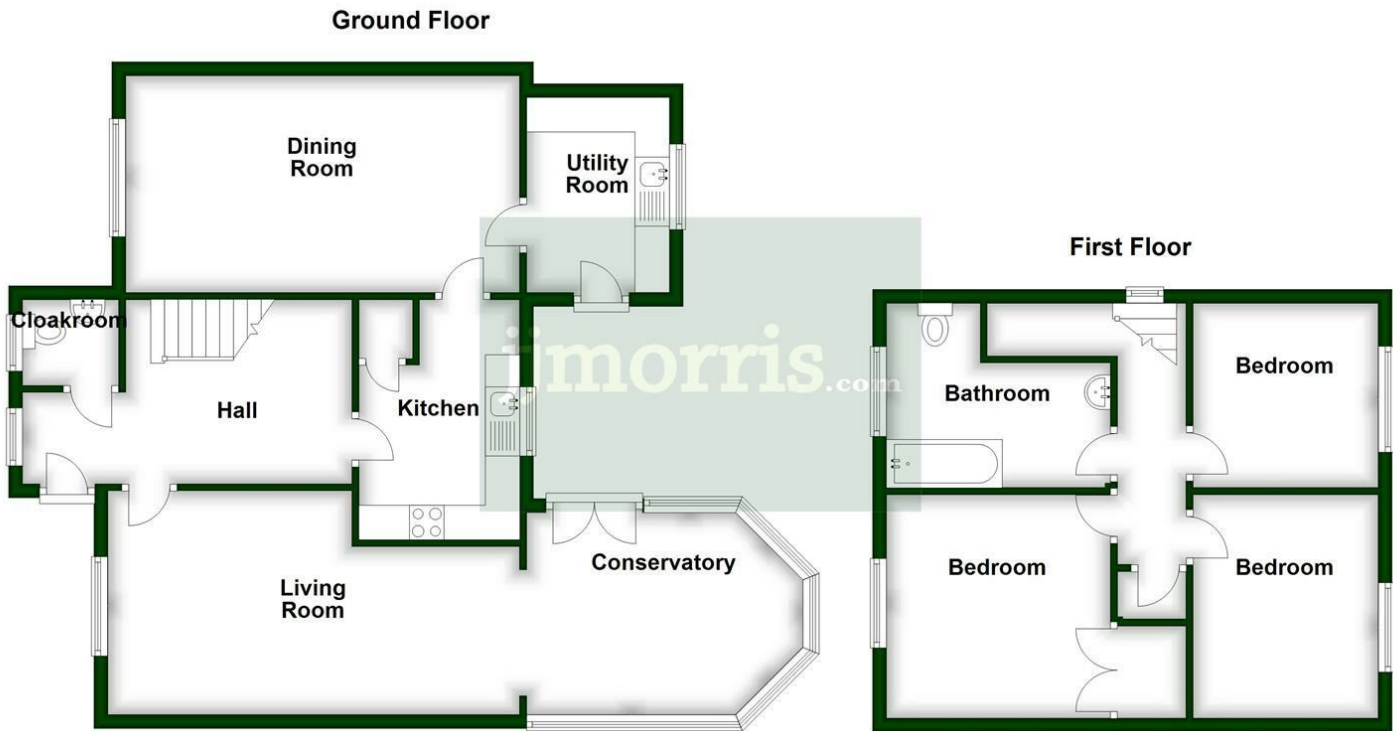
Services - Mains water, electricity, gas and drainage. Gas central heating.

Local Authority - Ceredigion County Council.

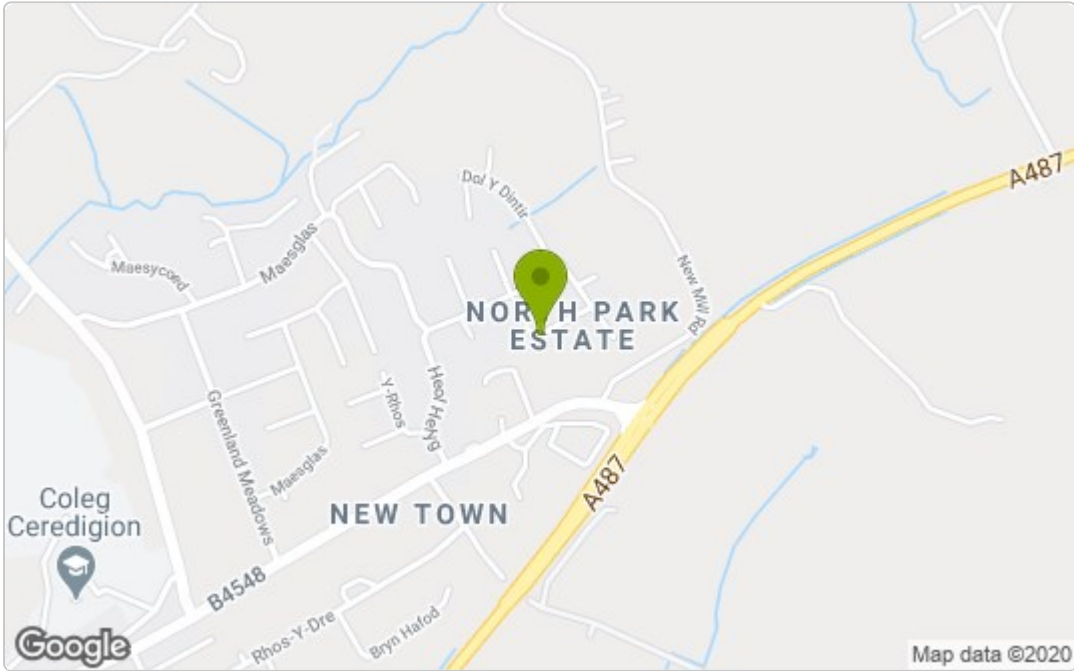
Property Classification - Band D

Tenure - Freehold and available with full vacant possession upon completion.

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

