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**Chartered Surveyors | Estate Agents | Valuers | Auctioneers**



**Flat 8 Priory Court, Cardigan, SA43 1BZ**

**£89,950**

**2 Bedroom Flat Set Over 2 Floors**

**Quite Spacious Accommodation**

**Convenient Location Close to Town Centre**

**Excellent Investment or First Time Buy**

### Directions

Access to the flat is gained from Pwllhai, next to the Charity Shop.

### Description

Conveniently situated within the heart of Cardigan, Flat 8 comprises a fairly spacious town centre flat unit spread over the 2nd and 3rd floor of a converted building with accommodation comprising:-

### Hallway

With hanging closet, night store heater, airing cupboard with immersion heater.

### Living Room 18' x 13'3" (5.49m x 4.04m)



With Dimplex night store heater, feature exposed timbers and mock fireplace. Velux window.

### Dining Area 10'3" x 6'7" (3.12m x 2.01m)



With electric storage heater, Velux window.

### Kitchen 8'4" x 7'7" (2.54m x 2.31m)



Having a range of wall and base units incorporating stainless steel single drainer 1.5 bowl sink unit and Diplomat Ceramic hob, oven and cooker hood, integrated washing machine

### Bathroom



With panel bath, pedestal wash basin and close coupled toilet, tiled walls, Triton T80 shower over the bath.

### Bedroom 1 10'6" x 14'5" (3.20m x 4.39m)



With night store heater.

From the hallway a wrought iron staircase leads up to:-

### Bedroom 2 14' x 12'2" (4.27m x 3.71m)



With Velux window, exposed timbers and access to small eaves storage.

### Services, etc.

Services - Mains water, electricity and drainage. Electric heating.

Local Authority - Ceredigion County Council

Property Classification - Band A

Tenure - Leasehold. Term: 99 year lease from 1989, with approximately 68 years unexpired.

There is a Service Charge of around £600.00 per annum.

### General Remarks

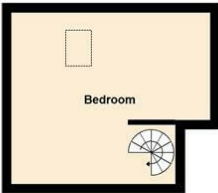
Ideal accommodation for the single occupant or a couple. Well presented accommodation. Could also be attractive to a buy to let investor.

Floor Plan

Flat 8, Priory Court - Lower Floor



Flat 8, Priory Court - Upper Floor



Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.  
Plan produced using The Mobile Agent.

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

