



39 North Road, Cardigan SA43 1LS

Offers in the region of £147,500

Town Centre House
Good Size Accommodation
Rear Garden
Ideal For A Family Or Couple
Well Located
EER - D65

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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DD/RO/78756/261020

DESCRIPTION

A well presented and spacious 3 bedroom terraced house situated conveniently within Cardigan town centre. The accommodation is partly open plan and offers tasteful good size living space ideal for a couple or family to spread out and enjoy. At the back is an easy to manage but again good sized garden with handy storage area and sheds. Viewing is strongly recommended to appreciate this lovely property for what it is.
EER - D65

SITUATION

The property is situated in the centre of Cardigan town, close to all the towns many amenities, shops and services.

HALLWAY

Enter via front door, glazed door to:

INNER HALLWAY

Stairs to first floor with storage under, radiator, opening to:

LOUNGE/DINER

21' x 13'2 (6.40m x 4.01m)
Secondary glazed window to front, gas fireplace, radiators, open plan arch to:

KITCHEN

13'11 x 6'6 (4.24m x 1.98m)

Double glazed window to rear, range of wall and base units with worktops over, single drainer sink unit, extractor hood, plumbing for washing machine, cupboard housing Worcester

combination gas boiler servicing the domestic hot water and central heating, space for white goods, part tiled walls, doors to:

REAR PASSAGE

12'5 x 3'4 (3.78m x 1.02m)
External door to garden.

SHOWER ROOM

Secondary glazed window to rear, comprising corner shower cubicle, WC, wash hand basin set in vanity storage unit, access to loft, tiled walls and flooring, heated towel radiator.

FIRST FLOOR LANDING

Double glazed window to rear, spindle balustrade, fixed ladder leading to loft.

INNER LANDING AREA

Doors to:

BEDROOM ONE

12'3 x 9'5 (3.73m x 2.87m)
Secondary glazed window to front, ceiling beams, radiator.

BEDROOM TWO

10'8 x 10'7 (3.25m x 3.23m)
Double glazed window to rear, radiator.

BEDROOM THREE

8' x 7' (2.44m x 2.13m)
Secondary glazed window to front, ceiling beams, radiator.

LOFT

Providing large boarded storage space with Velux window.

EXTERNALLY

To the rear of the property is a good size low maintenance garden, mainly laid to gravel and concrete with w **WOODEN STORAGE SHED** and

BLOCK BUILT STORAGE SHED. There is also a rear **COVERED STORAGE AREA**. Please note there is no rear access to the property, the gate that is in situ was from a historical neighbourly agreement.

SERVICES

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

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 Cardigan High Street proceed up through the town and onto North Road where this property is found on the right hand side identified by its number and our John Francis For Sale sign.