



**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 floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

LG/FHR/10/20/OK/FHR/10/20

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

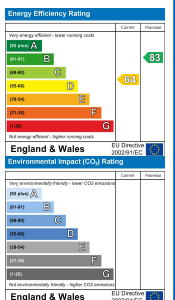


**9 Morgan Street, Cardigan, Ceredigion, SA43 1DF**

- 3 Bedroom Terraced House
- Off-Road Parking
- Two Reception Rooms
- Walking Distance to Amenities
- Gas Central Heating
- Convenient Town Location
- Enclosed Rear Courtyard
- Ideal Investment Opportunity
- Character Features
- EPC Rating: D

**Offers In Excess Of £165,000**

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**The Agent that goes the Extra Mile**





\*\*\*VIRTUAL VIEWING AVAILABLE\*\*\*

A substantial terraced townhouse situated in a convenient location in Cardigan, just walking distance to the primary and secondary schools and shops. The homely accommodation would make an ideal investment opportunity and briefly comprises; on the ground floor, entrance hallway, lounge with bay window and double doors leading into the dining room, fitted kitchen with a range of matching wall and base units and door leading to the rear courtyard, fitted utility room with further door to the rear courtyard, and a w/c. On the first floor, there are three bedrooms, one benefiting from beautiful bay window to the front of the property, and a family bathroom.

Externally, there is a small paved area to the front and a courtyard to the rear, offering a perfect place to enjoy outside dining or entertaining. To the rear of the courtyard there is a wooden gate which leads to an off-road parking space.

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 centers 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 center, restaurants and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.

**Entrance Hallway**  
3'06 x 18'06 (1.07m x 5.64m)

**Utility Room**  
6'11" x 10'4" (approx) (2.11m x 3.15m (approx))

**Bedroom 2**  
9'10" x 11'8" (max) (3.00m x 3.58m (max))

**Lounge**  
11'10 x 10'11 (3.61m x 3.33m)

**W/C**

**Bathroom**  
5'11 x 8'02 (1.80m x 2.49m)

**Dining Room**  
12'07 x 10'11 (3.84m x 3.33m)

**Landing**  
17'02 x 5.05 (5.23m x 1.52m.1.52m )

**Bedroom 3**  
5'05 x 1'03 (1.65m x 0.38m)

**Kitchen**  
14'01 x 10'04 (4.29m x 3.15m)

**Bedroom 1**  
10'11" x 15'10" (max) (3.35m x 4.83m (max))



**DIRECTIONS**

When entering Cardigan continue onto Pont-Y-Cleifion, passing Finch Square on your left. Take the next left onto Morgan Street. The property is the second on your right, denoted by our for sale board.

See our website  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.