

Ground Floor



First Floor



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 E Ceredigion

AGENTS VIEWING NOTES...
Please note this property is serviced by private drainage.
We would respectfully ask you to call our office before you view this property internally or externally

LG/FHR/12/20/OK/LG

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

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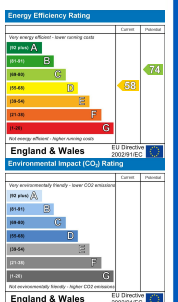
1 Priory Street, Cardigan, Ceredigion, SA43 1BZ
EMAIL: cardigan@westwalesproperties.co.uk

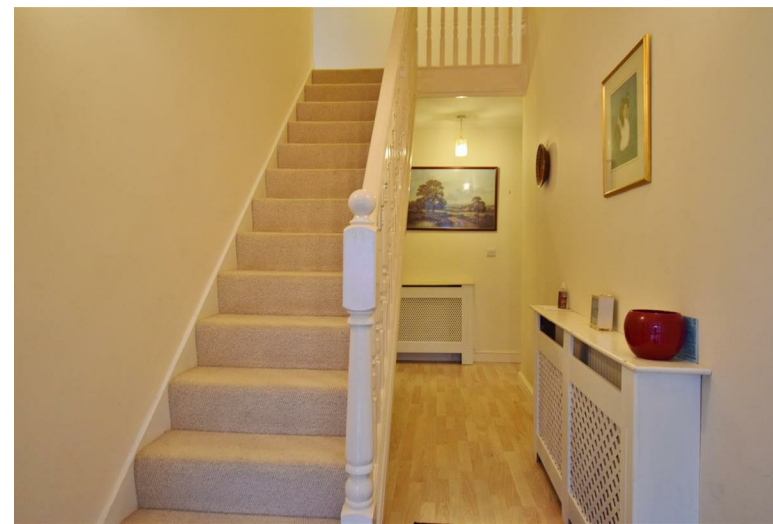
TELEPHONE: 01239 615915



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The Agent that goes the Extra Mile





A substantial property situated in a convenient location on the outskirts of Cardigan town and approximately 4 miles to the coast. This well presented property would make an ideal family home and benefits from ample off road parking, oil central heating, and stunning panoramic countryside views.

Briefly comprising; on the ground floor, entrance hallway, cloakroom, fitted kitchen/breakfast room with a range of matching wall and base units, fitted utility room with door to the side of the property, bedroom one, lounge with rustic brick fireplace with recessed coal-effect gas fire inset, and wide double doors to the left into the dining room with deep bay window overlooking the front of the property. To the right of the lounge large double-glazed sliding patio doors lead into the conservatory, offering a perfect place to sit and enjoy the beautiful views. On the first floor there is a modern family bathroom with separate bath and shower cubicle, and three bedrooms, one being the master bedroom with fitted double wardrobe and walk-in cupboard and en-suite shower room.

Externally the property is accessed via a tarmacadam driveway, offering ample off-road parking and turning space, leading to an attached garage with electric and lighting. Gated paths at either side of the property lead to the rear garden. Laid mainly to lawn with a paved patio seating area to the side and raised seating area to the front, the rear garden is a perfect place to sit and enjoy the stunning panoramic countryside views.



17'09" x 20'04" (maximum) (5.41m x 6.20m (maximum))	20'0" x 12'4" overall (6.10 x 3.76 overall)	6'10" x 5'08" (2.08m x 1.73m)
	10'2" x 6'8" (3.10 x 2.03)	5'08" x 9'8" (1.73m x 2.95m)
13'9" x 9'6" (4.19 x 2.90)		17'6" x 10'6" (5.33 x 3.20)
17'6" x 12'9" (5.33 x 3.89)	6'05" x 4'02" (1.96m x 1.27m)	
	3'04" x 16'08" (1.02m x 5.08m)	19'9" x 10'8" (6.02 x 3.25)
13'2" x 12'9" (4.01 x 3.89)	10'0" x 8'6" (3.05 x 2.59)	
11'04" x 18'00" (3.45m x 5.49m)	15'0" x 12'9" (4.57 x 3.89)	



From Cardigan, proceed north on the A487 carriageway towards Penparc. As the carriageway narrows, turn left onto Caemorgan road and proceed for approximately 150m. As the road turns to the right there is a lane in front of you and the property can be seen on the left hand side, 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.