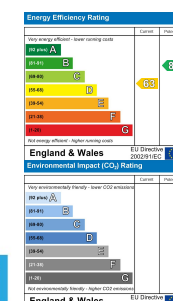


Pant Yr Haul Gwbert Road, Cardigan, Ceredigion, SA43 1AF

- Detached Property
- Four Bedrooms
- Kitchen, Dining Area & Utlity Room
- Double Glazed
- Driveway Parking & Garage
- Near Town Centre
- Two Shower Rooms
- Gas Heating
- Front & Rear Gardens
- EPC Rating: D

Offers In Excess Of £300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.

TENURE: We are advised

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band E

TRJ/LG/12/20/DRAFT - These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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



This detached property is situated on the sought after Gwbert Road, near to the centre of Cardigan. Benefitting from gas heating, double glazing, four bedrooms, two shower rooms and with its location near to schools this would make an ideal family home.

The property comprises an entrance hall, L-Shaped living room with patio doors leading out to the garden, two double bedrooms and a modern shower room. The kitchen/dining area leads into a utility room with access to the garage and rear garden. There are two further bedrooms and a second shower room located on the first floor.

Externally the property is accessed via a gated entrance onto the driveway that offers parking for several vehicles and gives access to the garage. There is a lawned area to the front planted with a range of mature shrubs and access to the side of the property leads to the rear garden. This has a lawn, range of shrub, storage shed, greenhouse and summerhouse.

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 ship building area back in the Middle Ages Cardigan now offers traditional shops and cultural centres 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 centre, restaurants, coffee shops and many other local retailers.



Hallway

8'4 x 17'5 (2.54m x 5.31m)

Inner Hallway

9'9 x 3'0 (2.97m x 0.91m)

Bedroom Three

19'10 x 11'6 max (6.05m x 3.51m max)

Dining Area

13'3 x 6'4 (4.04m x 1.93m)

Shower Room

8'5 x 7'3 (2.57m x 2.21m)

Bedroom Four

11'0 x 10'7 (3.35m x 3.23m)

Kitchen

12'11 x 12'5 (3.94m x 3.78m)

Bedroom One

14'1 x 15'0 max (4.29m x 4.57m max)

Shower Room

4'3 x 6'1 (1.30m x 1.85m)

Utility Room

8'4 x 5'8 (2.54m x 1.73m)

Bedroom Two

11'8 x 14'7 max (3.56m x 4.45m max)

Garage

14'9 x 8'9 (4.50m x 2.67m)

Lounge Diner

23'1 x 23'3 (7.04m x 7.09m)

First Floor



DIRECTIONS

From our Cardigan office continue around the one way system and through the town proceeding North towards the Bowling Club and Rugby pitch. Turn left at the Bowling club onto Gwbert Road and continue along the road for approximately 350 yards and the property can be found on your left.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.