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4 Teifi View, Cardigan, SA43 3NH

**Offers In The Region Of £110,000**

An improvable and charming Three Bedroom bay fronted terraced house which enjoys fabulous far reaching views over surrounding countryside and toward the wildlife centre. Situated in a small row of cottages just a short distance, outside Cardigan town along the A478 Tenby road. The property provides spacious living accommodation with some character features, fireplaces, wooden flooring etc... and would make an excellent investment property or equally suitable for a small family/starter home.

The accommodation briefly comprises: Entrance Hall, Living Room, Dining Room, Kitchen, Three Bedrooms and a Family Bathroom. There is a small Rear Courtyard and a good size garden detached from the cottage.



## Entrance Hall

Enter via front door, stairs to first floor, doors to;

## Living Room 11'10 x 10 (3.61m x 3.05m)



Double glazed bay window to front enjoying superb far reaching country views, fireplace with fitted cupboards to either side, picture rail, TV and telephone point, large opening to;

## Dining Room 13'6 x 11 (4.11m x 3.35m)



Sash window to rear, former fireplace with fitted cupboards to either side, electric wall heater, picture rail, under stairs storage cupboard, door to;

## Kitchen 8'4 x 6'8 (2.54m x 2.03m)



Fitted with open shelving and base units with worktops over, single drainer sink unit, beamed ceiling, part tiled

walls, single electric oven, 4 ring electric hob, external door and window to enclosed small yard.

## FIRST FLOOR

### Landing

Spindle balustrade, doors to;

### Bedroom One 3.61m x 3.05m



Double glazed bay window to front enjoying superb far reaching countryside views, feature fireplace, fitted shelving, exposed wooden flooring, picture rail, electric wall heater.

### Bedroom Two 10'6 x 9'4 (3.20m x 2.84m )



Window to rear, feature fireplace, exposed wooden flooring, picture rail.

### Bedroom Three 9'3 x 5'10 (2.82m x 1.78m )



Double glazed window to front enjoying superb views.

### Bathroom 8'4 x 6'8 (2.54m x 2.03m)



Comprising a bath, WC, wash hand basin, part tiled walls, window, fitted airing cupboard.

### EXTERNALLY

#### Garden



To the front is a small forecourt with brick miniature walling, slate steps which rise to front door, small useful shed .To the rear is an enclosed small yard with two useful sheds comprising a utility shed with plumbing for washing machine and separate shed with plumbing for WC.

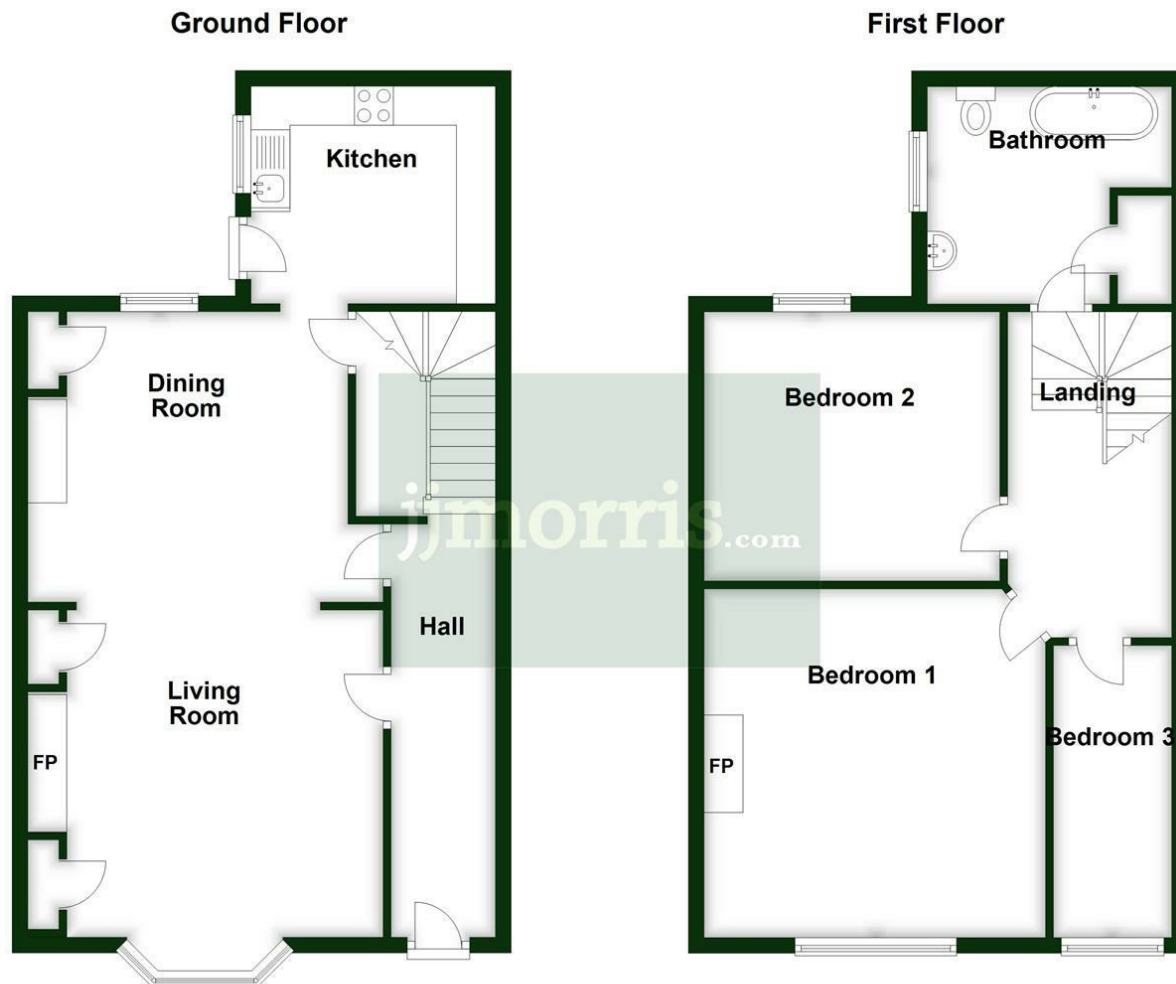
A short walk down the road or via the rear bridleway, there is a good sized garden with excellent potential, an excellent place to sit out and enjoy to wonderful views, grow vegetables, keep chickens etc.

#### Directions

From Cardigan head over the old stone bridge and up the hill to the big roundabout and proceed straight over on the Tenby road, travel for a short while until you see the row of terraced cottages on your right opposite the layby and number 4 is situated towards the end on your right, identified by our for sale sign.

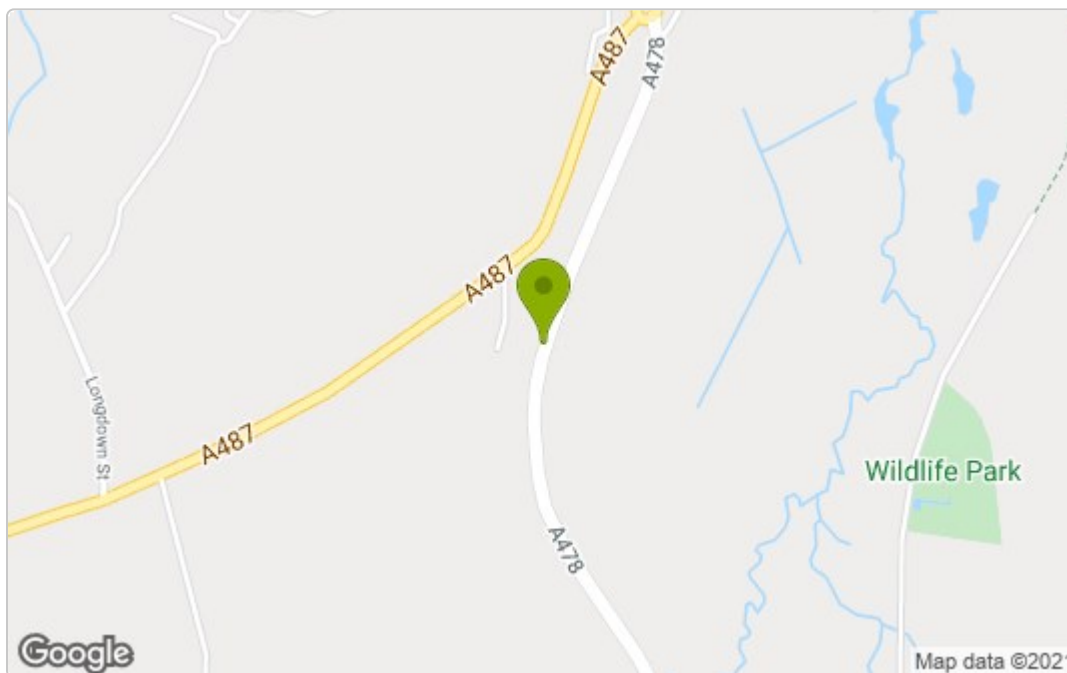


# Floor Plan

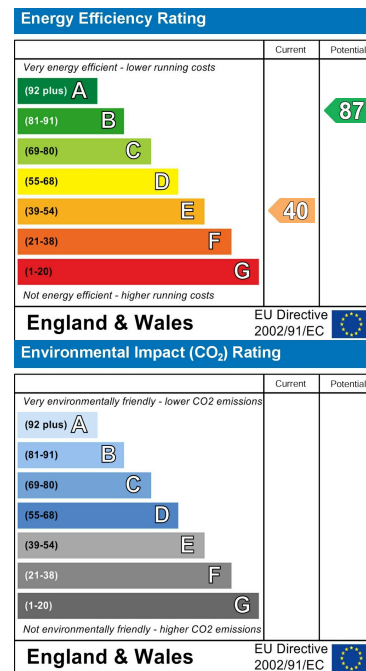


Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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