

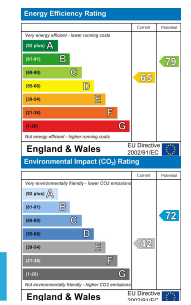


**Gwydyr Park Place, Cardigan, Ceredigion, SA43 1AE**

- Impressive Four Storey Property
- Seven Bedrooms
- Planning No: A060216
- Gas Central Heating
- Ample Off Road Parking
- Convenient Location
- Front and Rear Gardens
- Planning Granted for 4 Flats / Apartments
- Detached Garage
- EPC Rating: D

**Price £495,000**

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



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised Freehold  
Tax: Band F Ceredigion

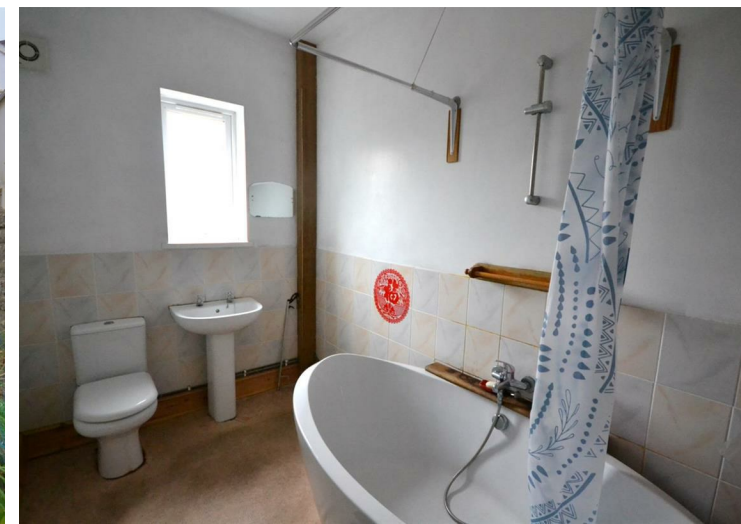
LW/LW/0523/OK

AGENTS VIEWING NOTES... We would respectfully ask you to call our office before you view this property internally or externally.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

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.

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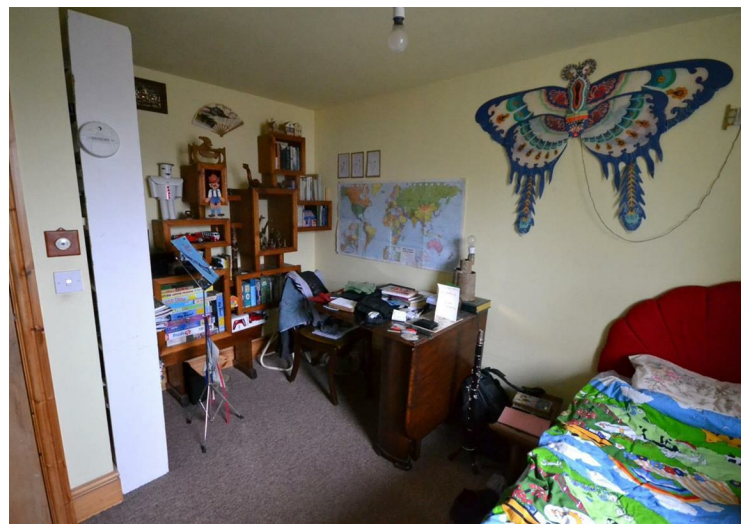
**\*\* Walking distance to town - Investment Opportunity \*\*** Planning Granted in 2016 for conversion into 4 Flats / Apartments, work has been started - Planning Application Reference, Ceredigion = A060216 \*\*

An impressive four-storey detached property, with off road parking and garage, conveniently located in Cardigan Town. With period features such as substantial rooms, encaustic tiled floors and parquet flooring in places on the ground floor, high ceilings and traditional-style fireplaces, the accommodation offers character and space with part of the ground floor previously being used as a dance studio.

Comprising; on the Ground Floor; Entrance Hallway with stairs to first floor, Inner Hallway, Lounge, Reception Room (ideal kitchen potential), WC, Former Dance Studio (Ideal for converting to bedrooms). First Floor Comprises, Landing, Door into Flat 1 Hallway, Lounge, Bedroom 3, Kitchen / Dining Room, Bathroom, Landing, Bedroom 1, Bathroom and Bedroom 2. Second Floor Comprises; Landing, Door into Flat 2 Hallway, Lounge, Reception Room/Bedroom 2, Kitchen/Dining Room, Shower Room and Bedroom 1, leading off from the hallway stairs lead to the fourth floor Loft Room.

Externally, the property offers lawned gardens to the front and rear, with the benefit of off road parking to the right side of the property, which leads to a double detached garage and greenhouse.

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 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, supermarkets, banks, public houses, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastline



**Entrance Hall**

4'10" x 10'11" (1.49 x 3.35)

**Inner Hallway**

8'9" x 10'11" approx (2.67 x 3.35 approx)

**Second Inner Hallway**

7'0" x 5'11" max (2.13m x 1.80m max)

**Lounge**

17'0" x 17'11" max (5.18m x 5.46m max)

**Former Dance Studio**

40'6" x 15'6" max (12.36 x 4.73 max)

**WC**

7'7" x 3'11" (2.33 x 1.20)

**Reception Room**

13'11" x 12'10" approx (4.26 x 3.93 approx)

**Landing (First Floor)**

9'8" x 3'8" (2.97 x 1.12)

**Flat 1 Hallway (First Floor)**

7'8" x 6'5" max (2.36 x 1.96 max)

**Lounge**

17'2" x 18'4" approx (5.25 x 5.60 approx)

**Reception Room/Bedroom 3**

11'0" x 11'5" max (3.35m x 3.48m max)

**Kitchen / Dining Room**

13'11" x 12'11" (4.25 x 3.96)

**Landing**

23'2" x 4'7" max (7.06m x 1.40m max)

**Bathroom 1**

7'1" x 8'7" (2.18 x 2.63)

**Bedroom 1**

11'5" x 10'2" approx (3.49 x 3.11 approx)

**Bathroom 2**

11'5" x 6'1" (3.49 x 1.87)

**Bedroom 2**

13'5" x 15'1" (4.10 x 4.60)

**Flat 2 Hallway (Second Floor)**

7'7" x 6'4" max (2.31m x 1.93m max)

**Lounge**

17'1" x 18'3" max (5.21m x 5.56m max)

**Reception Room / Bedroom 2**

11'1" x 12'7" max (3.38m x 3.84m max)

**Kitchen / Dining Room**

14'0" x 12'11" (4.29 x 3.96)

**Bedroom 1**

6'9" x 8'7" (2.06m x 2.62m)

**Shower Room**

5'2" x 6'9" max (1.58m x 2.06m max)

**Loft Room (Third Floor)**

15'5" x 14'3" max (4.70m x 4.34m max)



**DIRECTIONS**

From Cardigan Office continue on to Morgan Street/ Carrier's Lane, continue on to Strand, stay in right lane, at the junction turn right on to Green Street, continue on to High Street, continue on to Pendre, continue on to North Road, turn left to stay on to North Road then turn left on to Gwbert Road and the property will be on the left. What 3 Words Reference = ///awoke.streaks animator

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