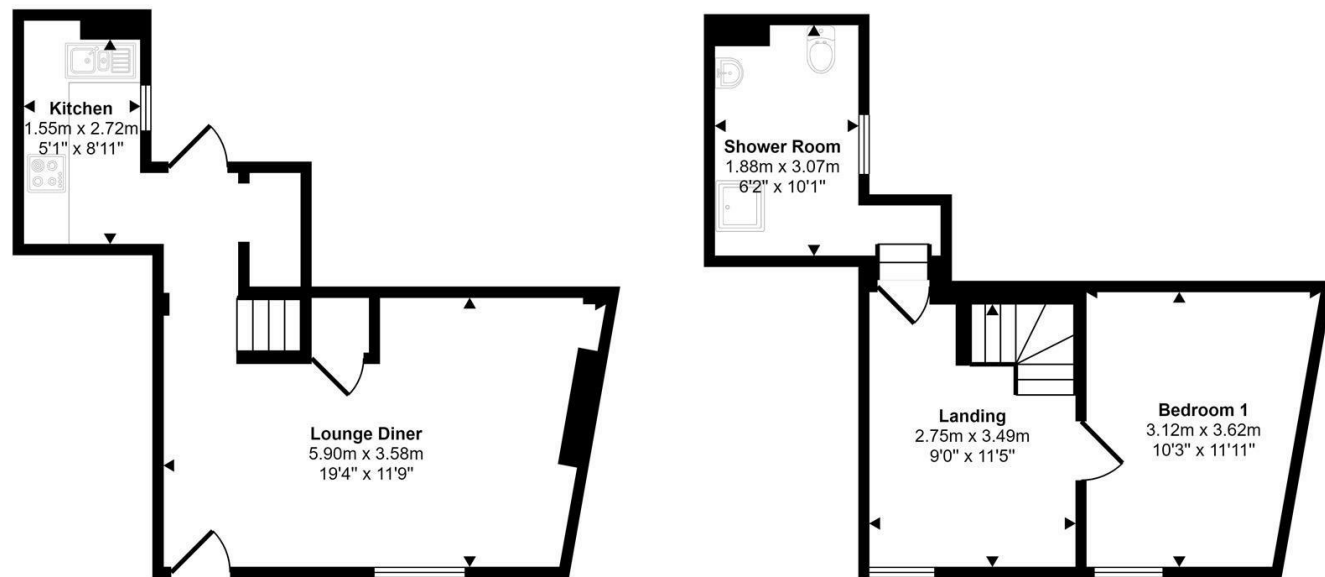


Approx Gross Internal Area
56 sq m / 598 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B' Ceredigion

ref:LW/AMS/11/23/OK

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.

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

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915

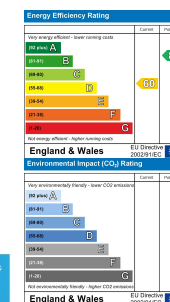


16 Feidrfair, Cardigan, SA43 1DU

- Terraced Cottage
- Living/Dining Area
- Tastefully Decorated
- One Bedroom
- Gas Central Heating
- Centre of Cardigan Town
- Character Features
- Feature Fireplace & Log Burner
- Investment Opportunity
- EPC Rating: D

Price £130,000

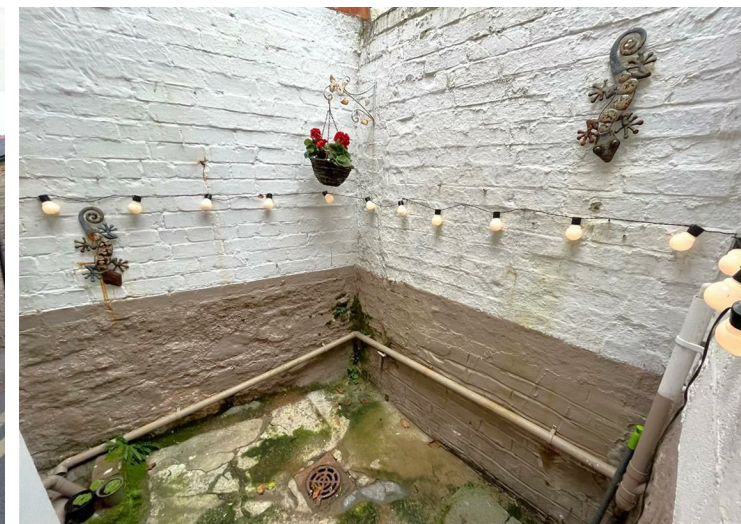
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EMAIL: cardigan@westwalesproperties.co.uk TELEPHONE: 01239 615915

The Agent that goes the Extra Mile





An opportunity to purchase a traditional terraced cottage in the heart of Cardigan town, within walking distance of amenities and both primary and secondary schools. Dating back to the 1800's this slate/stone fronted property is full of character and charm, with sash windows to the front, wooden beams, and feature fireplace.

The property has been tastefully decorated, and benefits from gas central heating, new double glazed sash windows throughout and composite front door. The accommodation briefly comprises a tiled living/dining area with feature stone fireplace with log burning stove, and alcove shelving. There is also an understairs storage cupboard. The kitchen has wooden flooring and is fitted with matching wall and base units. To the side of the staircase there is a space and plumbing for a washing machine. On the first floor there is a double bedroom, and a shower room. The landing at the top of the stairs has enough space for a desk, and this could make a great office/study area.

Externally there is a small courtyard garden, with space to keep bins, and potted plants. This property would be ideal for a first time buyer or a great investment opportunity. Viewing recommended.

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. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.



Living/Dining Area

Bedroom One

Bathroom

Kitchen

Landing

DIRECTIONS

From our office on the high street, continue along the road taking the next right around the one way system into Feidrfair. Continue along this road and the property will be located on your right hand side opposite the junction coming out of the swimming pool. What Three Words - ///ashes.oxidation.gadget



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