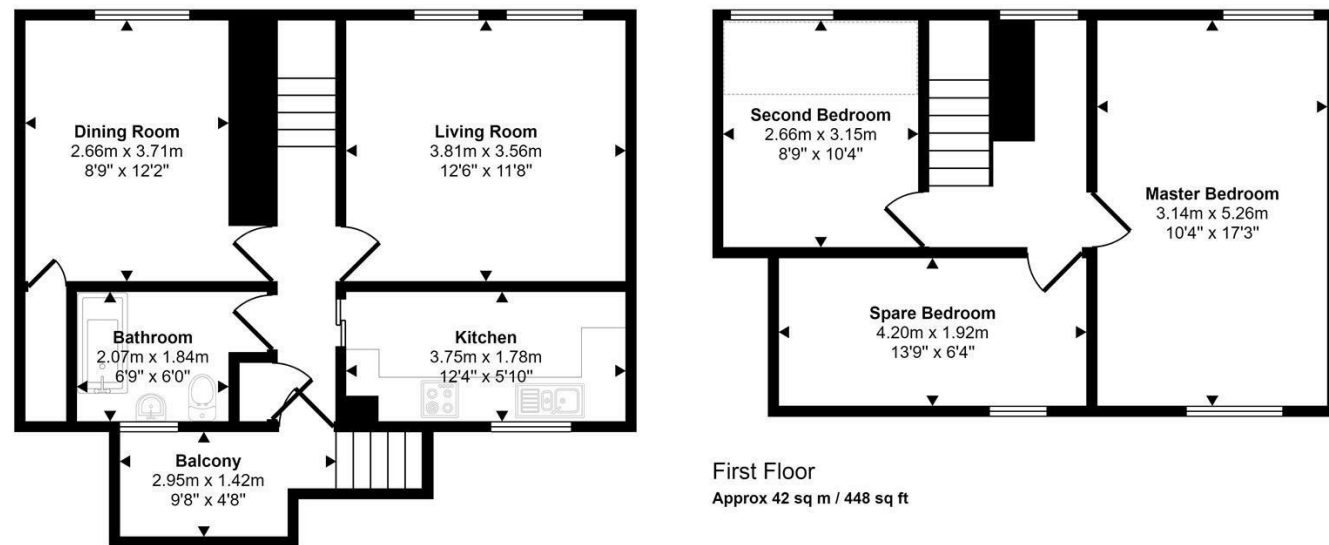


Approx Gross Internal Area
87 sq m / 933 sq ft



Ground Floor
Approx 45 sq m / 485 sq ft

Denotes head height below 1.5m

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.

GENERAL INFORMATION.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

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

COUNCIL TAX: Band B Ceredigion County Council

LEASE DETAILS: This is a 999 year lease, which commenced 12th June 1989. Ground rent £10 per year.

We would advise you view the lease before arranging a viewing.

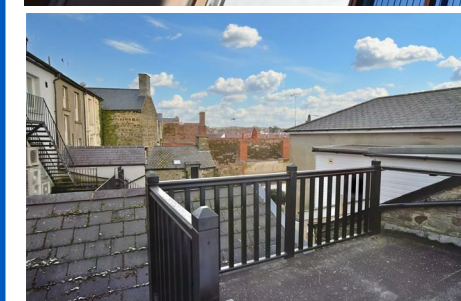
Ref: LW/LW/01/23/OK

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

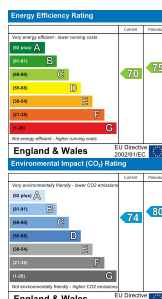
41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk

TELEPHONE: 01239 615915



Flat 5 3/4 St. Mary Street, Cardigan, Ceredigion, SA43 1HA

- 3 Bedroom Flat
- Stunning Views over Cardigan Town
- Convenient Town Location
- Double Glazed Windows
- Gas Central Heating
- Set Over Two Floors
- Views over River Teifi Estuary
- Walking Distance to Schools & Shops
- Ideal for First Time Buyer or Investment
- EPC Rating: C



Offers In The Region Of £172,500

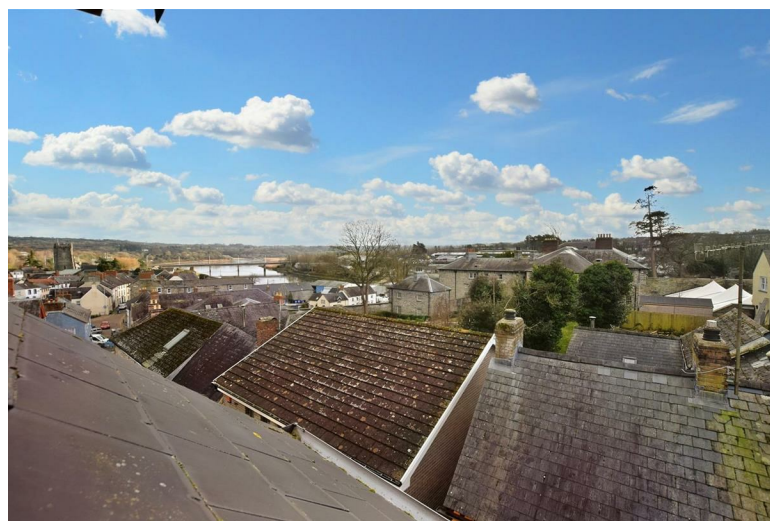
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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

The Agent that goes the Extra Mile





Set over two floors this three-bedroom flat is conveniently set in Cardigan town centre, benefiting from stunning views over Cardigan Castle and the Teifi Estuary. This would make an ideal first-time home or investment opportunity.

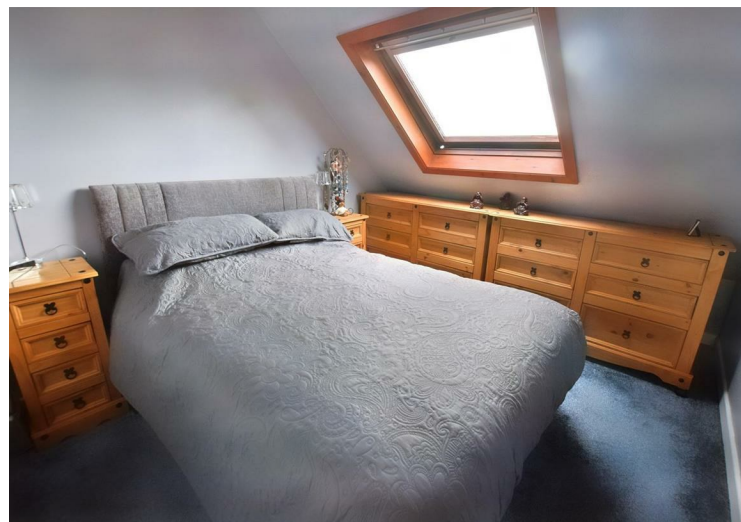
The current owners have updated the internal decor in a tasteful, contemporary style. They have incorporated ingenious ways of maximising on storage throughout the flat to make use of the available space.

On the ground floor the hallway leads to the kitchen with a picture window overlooking the town. There is a bathroom, cosy lounge and dining room with plenty of space to entertain.

On the first floor there is a spacious landing which can be used as an ad-hoc office space, leading from there are the three bedrooms. The main bedrooms and the landing benefit from Velux windows with picturesque views over Cardigan and towards the River Teifi, allowing plenty of light into the upstairs space.

Externally, the flat is accessed via a communal entrance on St Mary's Street then two flights of stairs take you up to the flats' private balcony and entrance with views over Cardigan Town.

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 shipbuilding 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 and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



Hall

Master Bedroom

Bathroom

Kitchen

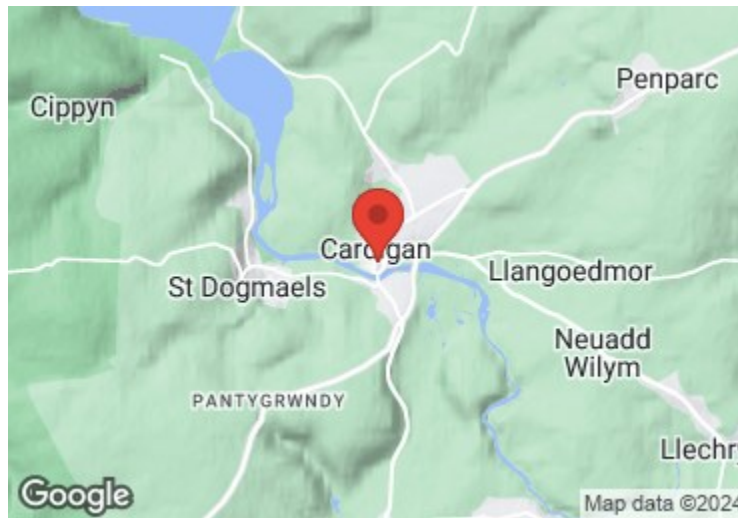
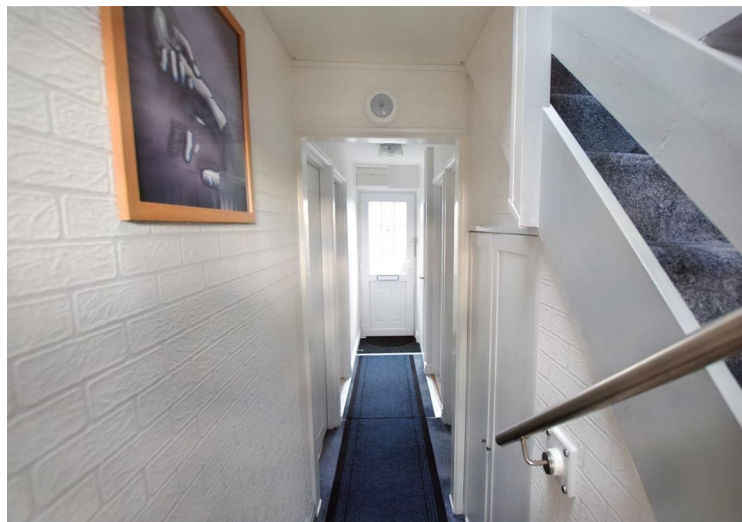
Bedroom

Dining Room

Lounge

Bedroom

Landing



DIRECTIONS

From Cardigan High Street turn down St Marys Street just before (or after) Teifi Shoe Shop and walk down the road. The flat entrance is the second doorway on the left hand side after the shoe shop. Go through this entrance and proceed up the first flight of steps. At the top turn right and you will see another flight of steps on the left hand side, this is the beginning of the property, go up these to the top and you will reach the doorway of this property. What 3 Words Reference - reveal.thick.jots

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