



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.

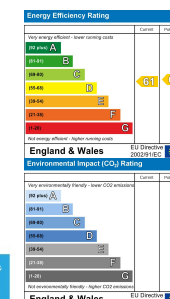


### 6 William Street, Cardigan, SA43 1EL

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Basement
- Gas Central Heating
- Centre Of Cardigan Town
- Investment Opportunity
- Walking Distance To River Teifi
- Walking Distance To Shops & Schools
- EPC Rating: D

**Price £135,000**

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



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 'C' Ceredigion

ref: LW/AMS/01/24/OK/AMS/01/24

FACEBOOK & TWITTER  
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<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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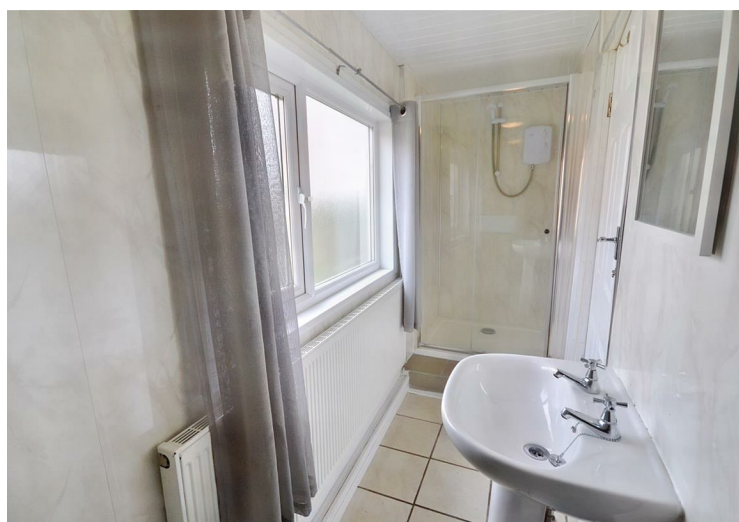
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**The Agent that goes the Extra Mile**





An opportunity to purchase a traditional three bedroom terraced property in the heart of Cardigan town, within walking distance of amenities and both primary and secondary schools. The property is located within Cardigan town conservation area, and benefits from currently part commercial, and part residential however the vendor has applied through the council for the property to be changed to fully residential. The property has the potential to become a lovely family home or investment opportunity.

The property briefly comprises an entrance hallway, with a door to the right leading to a reception room which is the former shop. A sliding door to the left leads to the living area. There is a fitted kitchen, and a door that leads down to the basement with power and lighting. On the first floor there are three double bedrooms and a fitted shower room.

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.

**Entrance Hallway**

**Reception Room**

**Living Room**

**Kitchen**

**Shower Room**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Basement**

**DIRECTIONS**

From our Cardigan office, proceed through the high street, continue right around the one way system taking the next right onto William Street, continue for a short distance the the property will be located on your right hand side denoted by our for sale board. What three words - slings.imperious.cheered



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