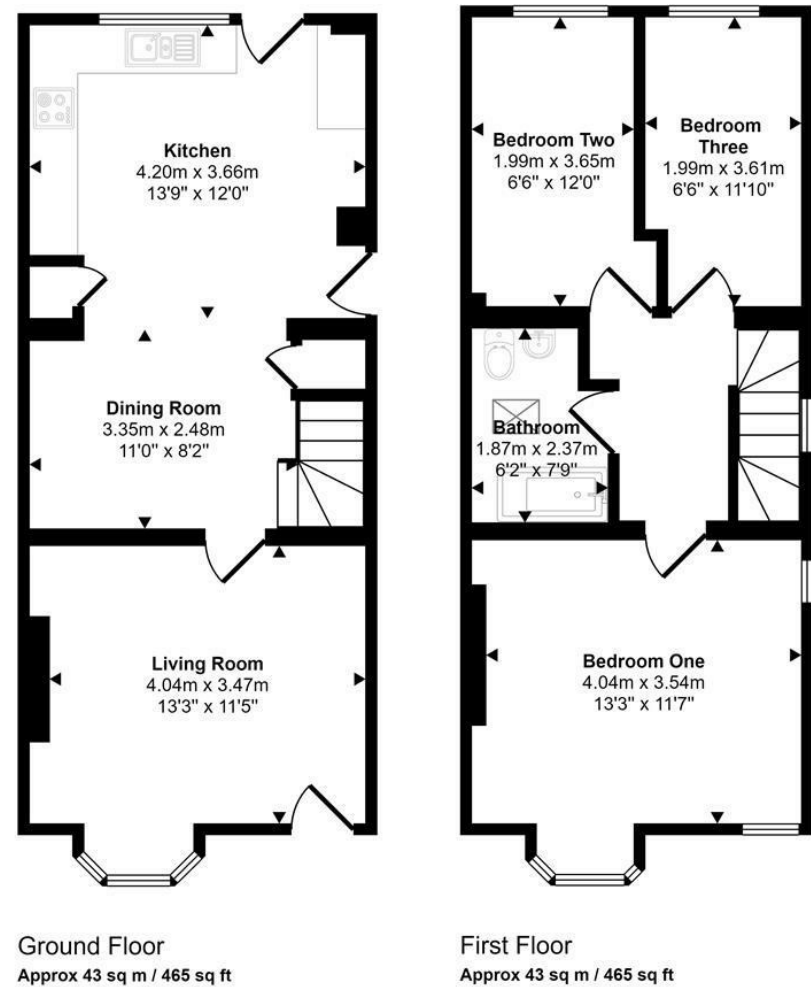


Approx Gross Internal Area  
86 sq m / 930 sq ft



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 'C' Ceredigion County Council

ref: LW/AMS/05/24/OK\_LW

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

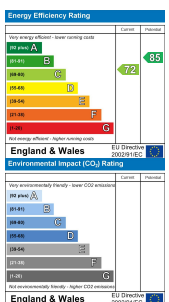


## 8 Newtown Aberystwyth Road, Cardigan, Ceredigion, SA43 1LZ

- End of Terrace House
- Well Presented, Modern Accommodation
- Three Bedrooms
- Low Maintenance Rear Garden
- Gas Central Heating
- \*\*CHAIN FREE OPTION \*\*
- Close To Amenities
- Open Plan Kitchen/Diner
- Off Road Parking
- EPC Rating: C

Asking Price £245,000

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**The Agent that goes the Extra Mile**





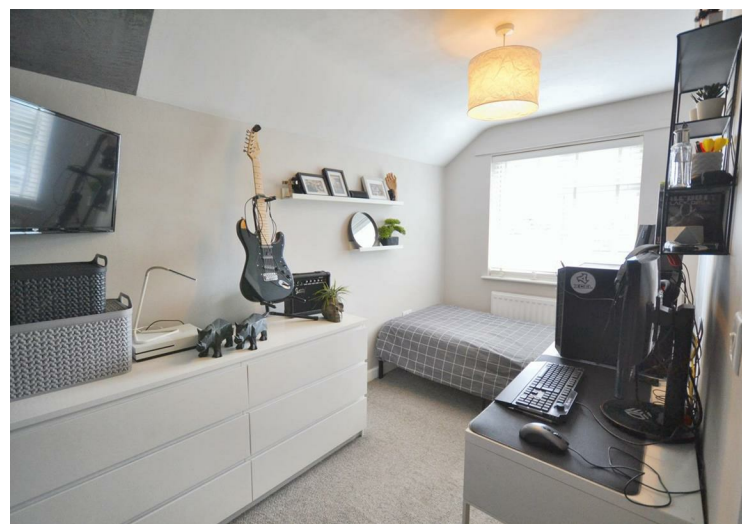
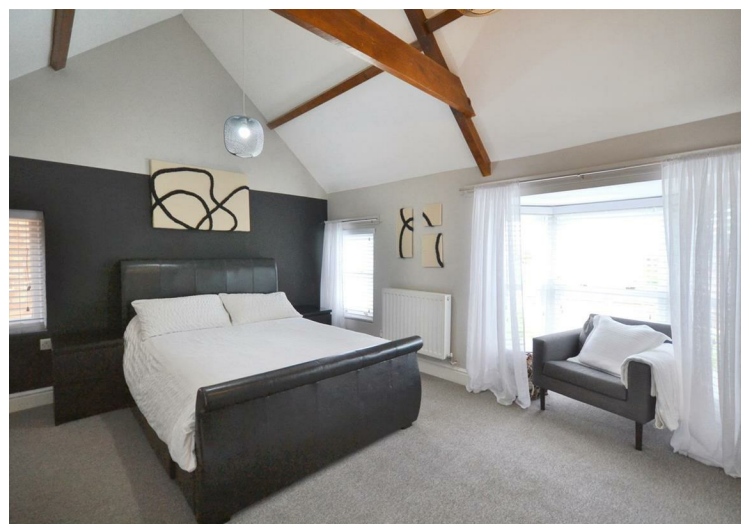


**\*\*CHAIN FREE OPTION \*\*** 8 Newtown is a beautifully presented end terrace house conveniently located on the outskirts of Cardigan town, within easy reach of schools and amenities. The property has been tastefully decorated with modern interior throughout. With three bedrooms, there's plenty of space for everyone to enjoy, making it a great family home or first time buy.

Entering the property via a door to the side, you are greeted by the open plan kitchen and dining room, alternatively you can enter the house from the front door that leads straight into the living room. The kitchen benefits from fitted wall and base units, and a central island – an ideal space for socialising. Within the kitchen there is a pantry, an understairs storage cupboard, and space for a washing machine and tumble dryer. From the dining area, a glass fronted door opens into the cosy living room with feature concrete fireplace, a bay window and built in shelving.

The staircase leads to the first floor where there is a landing, three bedrooms, one of which being the master, with double aspect windows, and a high ceiling with feature wooden A frame beams. There is a family bathroom with fitted vanity and shower over the bath.

Externally to the front of the property there is a paved driveway with off-road parking for one vehicle, with further parking at the rear of the property. The garden can be accessed from the kitchen door or the back gate by the rear parking area. Within the garden there is a decking with built in seating, from here steps lead to the attractive patio area, with a section of astro turf. This low maintenance garden offers a wonderful spot to sit and relax.

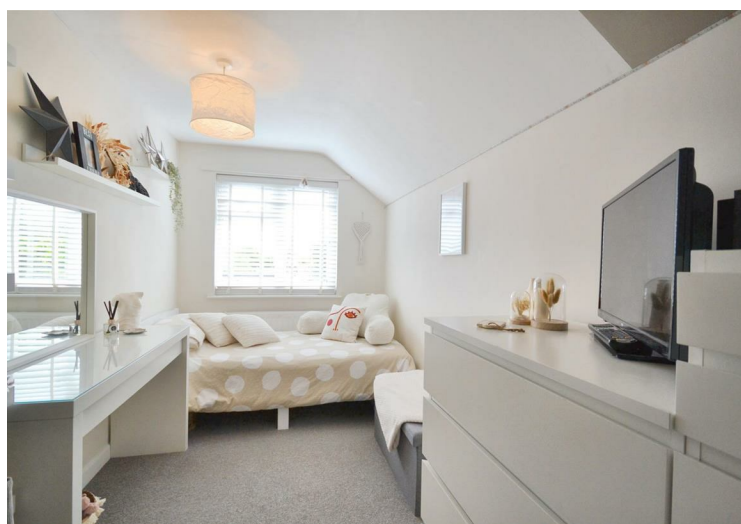


Additionally, the property includes an outbuilding, offering extra storage space or potential for a workshop/office. Don't miss out on the opportunity to make this delightful semi-detached house your new home. Book a viewing today!

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.

### DIRECTIONS

From our office in Cardigan continue up the high street, proceed up Aberystwyth Road, passing the Catholic Church and Aldi's and continue for approximately 100m. The property will be found on your right hand side before the ford garage, denoted by our for sale board. What three words -  
///engraving.spotted.decisions



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