

Approx Gross Internal Area  
90 sq m / 973 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.

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/07/24/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

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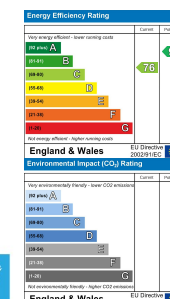


## 60 North Road, Cardigan, SA43 1AA

- No Onward Chain
- Open Plan Living/Kitchen & Dining Room
- Courtyard Garden
- Walking Distance To Schools & Amenities
- Gas Central Heating
- End of Terrace
- Two Double Bedrooms
- Well Presented
- Aprox. 2.2 Miles To Coast
- EPC Rating: C

Price £199,000

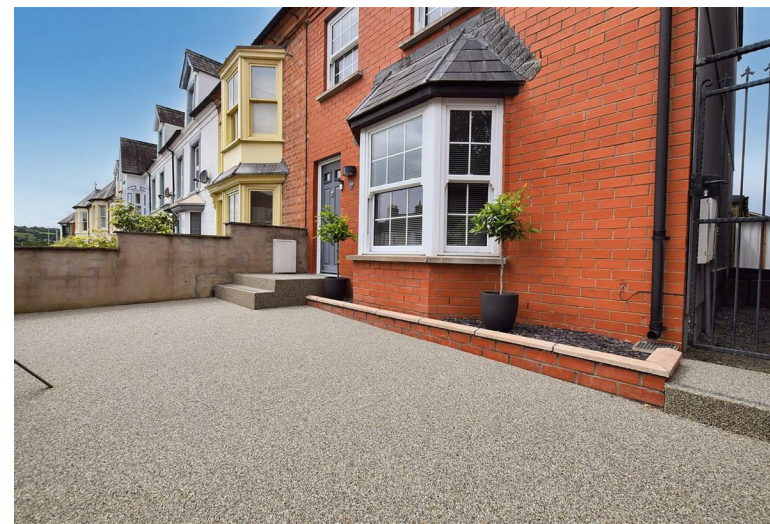
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**The Agent that goes the Extra Mile**





An end of terrace property situated in the popular market town Cardigan. The house is very well presented and is conveniently located near the schools, supermarkets and the town. This would be a great first time buy!

As you step inside, you are greeted by an open plan living area that seamlessly combines the kitchen, dining room, and lounge, creating a warm and inviting space for relaxing or entertaining guests. There is a modern fitted kitchen with matching wall and base units, and a door into a cupboard, with wash basin. The staircase leads to the first floor where there is a bathroom, and two double bedrooms, one being the master with a built in wardrobe and a storage cupboard.

Externally, there is a garden to the front of the property that has a resin bound surface. This space is enclosed and accessed through a gate off the pavement. To the rear of the property there is a patio courtyard that can be accessed through a door in the kitchen or via gate to the side of the property. Both perfect spots for potted plants.

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/Kitchen**  
**Utility Cupboard**

**Bedroom One**  
**Bedroom Two**

**Bathroom**  
**Loft Space**

**DIRECTIONS**

From our Cardigan office proceed up the high street until you reach North Road, turning left where the road forks off by the cenotaph. The property will be found on your left hand side denoted by our for sale board. What three words - ///shock.comedy.enormous



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