

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 'E' Ceredigion County Council

ref: LW/AMS/06/25/OK/AMS

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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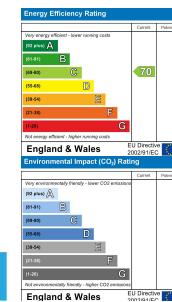


## Rhosgerdd Aberystwyth Road, Cardigan, Ceredigion, SA43 1LU

- Semi-Detached Family Home
- Three Bedrooms
- Detached Workshop & Two Garages
- Enclosed Rear Garden
- Gas Central Heating
- Character & Charm
- Three Reception Rooms
- Full Planning for Loft Conversion
- Off-Road Parking
- EPC Rating: C

**Offers In The Region Of £370,000**

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**The Agent that goes the Extra Mile**







A beautifully presented semi-detached home located in the popular market town of Cardigan, within walking distance of local schools, the town centre, and its amenities, and just 1.5 miles from the coast. The property benefits from three bedrooms, three reception rooms and has Planning Approved for a Loft conversion to add a fourth bedroom with ensuite bathroom (Ref: A230710) and a well equipped detached workshop. This versatile property is an ideal choice as a family home!

This delightful property is full of character and charm, featuring stained glass windows, parquet flooring, high ceilings, and elegant picture rails. The accommodation briefly comprises an entrance hallway with ample space for coats and shoes, as well as an under stairs WC. At the front of the house is a living room, enhanced by a feature bay window that floods the space with natural light. To the rear, the hallway leads into a stylish open-plan kitchen and dining area. The modern kitchen is fitted with matching wall and base units, a convenient breakfast bar, and designated space for both a washing machine and tumble dryer. An opening connects to the dining room, which includes alcove shelving and access to the sunroom. The sunroom offers additional built-in units and a worktop along one wall -ideal for storage or workspace, and provides direct access to the rear garden.

Upstairs, there are two double bedrooms. One benefits from an en-suite shower room, while the second features a, wood-panelled accent wall with built in wardrobe. A third single bedroom, currently used as a walk-in wardrobe, offers flexibility for various uses. Completing the upper floor is a well-appointed family bathroom.

Externally, the property benefits from a tarmacked driveway at the front, providing off-road parking and access to the garage. A side lane also offers convenient access to the rear garden. The rear garden is primarily laid to lawn and thoughtfully designed with multiple seating areas, ideal for both relaxation and entertaining. There is a raised decking area, complete with a hot tub and a built-in pizza oven set beside a paved patio—perfect for family gatherings and social occasions. Towards the end of the garden, you'll find an additional decking area bordered by flower beds.

At the bottom of the garden, a door leads into an equipped workshop, complete with power and lighting. This versatile space is ideal for DIY enthusiasts, or anyone in need of a dedicated creative area. It could also easily be transformed into a studio, or office (STPC).

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, several public houses, 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

Head out of Cardigan along North Road and Aberystwyth Road towards Aldi just after the turning for Aldi you will see the property on your right denoted by our For Sale Sign What three words - [///crumbles.digs.clutches](https://www.google.co.uk/maps/@52.3333333,-4.1333333,15z)



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

