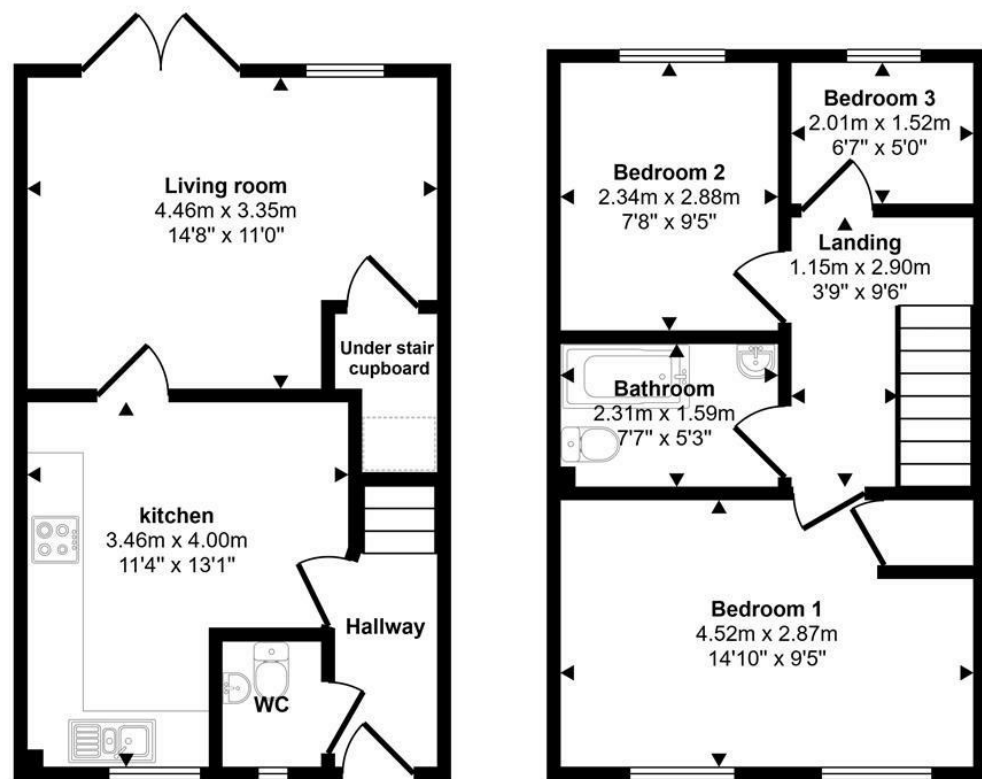


Approx Gross Internal Area  
68 sq m / 727 sq ft



Ground Floor  
Approx 33 sq m / 357 sq ft

First Floor  
Approx 34 sq m / 370 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/06/25/OK/AMS/07/25

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.

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

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

TELEPHONE: 01239 615915

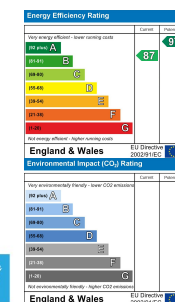


## 6 Dol Y Dintir, Cardigan, Ceredigion, SA43 1NU

- Terraced House
- Modern Kitchen/Dining Room
- Ideal First Time Buy
- Off-Road Parking for 1/2 Vehicles
- Gas Central Heating
- Two Bedroom and Study
- Walking Distance To Amenities
- Modern Accommodation
- Enclosed Rear Garden
- EPC Rating: C

Offers In The Region Of £199,000

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

*The Agent that goes the Extra Mile*







Situated on the outskirts of Cardigan in a desirable cul-de-sac location and just walking distance to the town amenities, this modern yet homely accommodation would make an ideal home first time buy/investment opportunity. The property benefits from off-road parking, and an enclosed rear garden.

The accommodation briefly comprises; on the ground floor, an entrance hallway, with WC. A door to the left leads to the fitted kitchen/dining room with integral electric oven. A half glazed door leads into the lounge with double doors leading to the rear garden. On the first floor, there is a landing with a sun tunnel allowing natural light into the property. There are two bedrooms, a study, and a family bathroom, again with light tunnel.

Externally, there is off-road parking for one/two vehicles to the front of the property. There is a paved area to the front, gravelled area and a small storage shed to the side. Accessed via the lounge the enclosed south facing rear garden. This laid mainly to lawn with a further paved area to the front, offering an ideal place to sit and enjoy outside dining or entertaining. Beyond the garden is a wooded area, a gate to the bottom of the garden gives access to join the footpath and go for a walk directly from the property.

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, 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 Cardigan office continue around the one-way system and head north along North Road. Continue onto Aberystwyth road and turn left just before Cawdor Cardigan onto Heol Helyg. Follow the road around onto Heol Derw and turn left onto Dol Y Dintir. Continue along the road and then keep left - the property will be found in front of you in the middle of the three properties. What Three Words - ///forgot.amplified.file



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

