



GENERAL INFORMATION..

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.

TAX: Band TBC Ceredigion County Council

AGENTS VIEWING NOTES...

We would respectfully ask you to call our office before you view this property internally or externally.

FLOOR PLANS... Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

TD/FHR/07/19/TROK04.07.19

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

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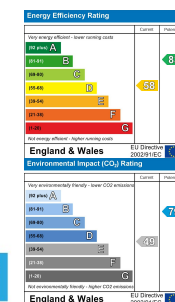


36 Queens Terrace, Cardigan, Ceredigion, SA43 1LJ

- Semi-Detached House
- Convenient Town Location
- Rear Garden
- Character And Charm
- Gas Central Heating
- 7 Bedrooms & 2 Bathrooms
- Ideal Family Home
- Walking Distance to Shops & Schools
- Tastefully Modernised
- EPC Rating: D

£190,000

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The Agent that goes the Extra Mile



A substantial house situated in a central location within the heart of Cardigan town, providing convenient access to all the local amenities, this property would make an ideal family home. Full of character and charm the property benefits from exposed stone walls and briefly comprises; on the ground floor, porch, lounge with electric fireplace, dining room with feature fireplace and door to an outside lean-to, fitted kitchen, bedroom with patio doors to the rear garden and a wet room. On the first floor there are two bedrooms, dressing room and a shower room and staircase leading to the second floor, and to a further four bedrooms.

Externally, the rear garden is accessed via a shared side access from the front of the property with gated access which opens up into an enclosed garden with decked patio area (also accessed from bedroom 1), which leads down to a gravelled seating area, a perfect place to sit and enjoy views over the Mwldan woodland. The garden is an ideal area for outside dining and entertaining.

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 and coffee shops, and many local shops. Easy access from the town to many sandy beaches including, Poppit Sands, Mwnt and many more and gives access to the beautiful Ceredigion Coastal Path.



Porch

4'9" x 3'3" (1.46m x 1.00m)

Lounge

12'9" x 17'1" (maximum) (3.89m x 5.21m (maximum))

Dining Room

12'11" x 14'0" (maximum) (3.94m x 4.29m (maximum))

Lean-To

12'1" x 9'1" (3.69m x 2.77m)

Kitchen

17'0" x 6'11" (maximum) (5.20m x 2.13m (maximum))

Bedroom 1

10'8" x 16'2" (maximum) (3.27m x 4.93m (maximum))

Wet Room

7'8" x 8'2" (2.36m x 2.51m)

Landing (First Floor)

7'1" x 13'11" (maximum) (2.17m x 4.25m (maximum))

Shower Room

5'4" x 7'1" (1.64m x 2.17m)

Bedroom 2

10'11" x 12'11" (3.33m x 3.96m)

Bedroom 3

10'10" x 12'11" (maximum) (3.31m x 3.96m (maximum))

Dressing Room

5'8" x 6'10" (approximately) (1.75m x 2.10m (approximately))

Landing (Second Floor)

7'0" x 11'6" (maximum) (2.14m x 3.52m (maximum))

Bedroom 4

6'10" x 7'0" (2.09m x 2.14m)

Bedroom 5

10'7" x 12'10" (3.25m x 3.92m)

Bedroom 6

10'5" x 12'9" (maximum) (3.20m x 3.90m (maximum))

Bedroom 7

6'11" x 6'11" (2.12m x 2.11m)



DIRECTIONS

In Cardigan town, from the old bridge travel up towards the town centre along the one way system, turn left at the top, pass the old Co-Op supermarket, continue on for a short distance and the property is located on the left hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.