



64, North Road, Cardigan, SA43 1AA

Offers in the region of £250,000

 7  2  3  E



CARDIGAN
BAY
PROPERTIES

EST 2021



64, North Road, SA43 1AA

- 7 Bed Town House
- Full of Original Features
- On 3 Floors
- Parking for one Car In front of Garage
- Walking Distance to Shops & Schools
- Mid Terraced Victorian House
- In Need of Modernising & Updating
- Rear Garden with Garage Parking
- Cardigan Town Location
- Energy Rating: E

About The Property

A spacious Victorian townhouse with 7 bedrooms, on three floors, in need of modernisation and updating, and is full of original features such as encaustic tiled floors, coving and picture rails, wooden floors, and more. Situated in the popular market town of Cardigan. It's a short walk to the local secondary school, and all the town's amenities are within walking distance.

Access to the front is off the side road, through a gate to a small paved garden area which is fenced with a path to the canopied front door (and the door to an alleyway that runs between this property and next door which gives access to this property's kitchen, and the next door property's garden). The front door leads into the small front porch with encaustic tiled floor, and double doors into the main hallway, with stairs to the first floor, and doors to; the front lounge, with a bay window; a sitting room/snug with original built-in storage cupboards, a wall mounted gas boiler that services the radiators; the dining room, with a mains gas-fired Rayburn, which heats the hot water, and a walk-in cupboard. From here a door opens into the kitchen, this is a spacious room with a small range of kitchen units, and offers ample space to update to a modern kitchen, this room also benefits from a walk-in cupboard and the door from the enclosed alleyway. From here a door leads to the utility room, with a door out to the rear garden, and a door into the ground floor shower room.

On the first floor landing is a staircase to the second floor, doors leading to five bedrooms, with the front having a bay window, three being doubles and two singles, one of which has the hot water tank and immersion heater (within a cupboard), and the family bathroom. On the second floor is a small landing area and doors to the two further bedrooms set in the eaves of the home, one of these rooms is a single with under eaves storage and the other is very spacious and with some work could be adapted to a variety of uses.

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EXTERNALLY

Externally, the property has access to the rear by turning up the road that heads to Cardigan Collage and turning right onto a track, just before the road bears right into the college grounds. Follow this track up towards the top and you will see the garage and parking to the rear and a gate leads you into the rear garden. The rear garden is all paved and enclosed with a wall boundary. The detached garage is accessed by up and over doors and a door to the side gives you access to a handy storage area that has been created by partitioning the garage. The rear garden is a blank canvas and offers the new owners ample opportunity to add their own taste.

This property, while in need of modernisation and updating, is perfectly suited to be a lovely family home in a vibrant market town whose values are focused on community spirit.

Entrance Porch

4'4" x 4'6" (1.345 x 1.373)



Hallway
19'10" x 6'5" (max) (6.059 x 1.963 (max))

Front Lounge
14'0" x 12'1" (plus bay) (4.274 x 3.704 (plus bay))

Sitting Room/Snug
11'11" x 11'7" (3.646 x 3.554)

Dining Room
15'4" x 10'6" (4.683 x 3.225)

Kitchen
13'10" x 13'6" (4.241 x 4.118)

Enclosed side alley
43'1" x 2'11" (13.153 x 0.909)

Utility Room
8'7" x 8'4" (2.626 x 2.565)

Shower Room
8'6" x 4'0" (2.613 x 1.236)

First Floor Landing

Bedroom 1
13'5" x 11'11" (plus bay) (4.107 x 3.633 (plus bay))

Bedroom 2
14'1" x 12'4" (max) (4.298 x 3.763 (max))

Bedroom 3
11'10" x 9'1" (3.613 x 2.772)

Bedroom 4
10'9" x 10'5" (max) (3.293 x 3.183 (max))

Bedroom 5
11'8" x 6'10" (3.560 x 2.100)

Family Bathroom
10'3" x 6'5" (3.146 x 1.958)

Second Floor Landing

Bedroom 6
11'2" x 9'3" (3.421 x 2.833)

Bedroom 7
20'3" x 13'5" (max) (6.180 x 4.100 (max))

Garage
15'10" x 12'5" (4.835 x 3.803)

Storage (partitioned in garage)
15'11" x 3'10" (4.875 x 1.173)

IMPORTANT INFORMATION:
VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

VIEWING INFORMATION: The property is in need of modernising, the neighbour has a right of way down the enclosed side alleyway.

TAX BAND: C, Ceredigion County Council
TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

SERVICES: We have not tested any services to this property. We are advised that this property benefits from mains drainage.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps **PLEASE CHECK**

COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Signal available, please check network providers for availability, or please check OfCom here - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

TR/TR/10/22/OKTR





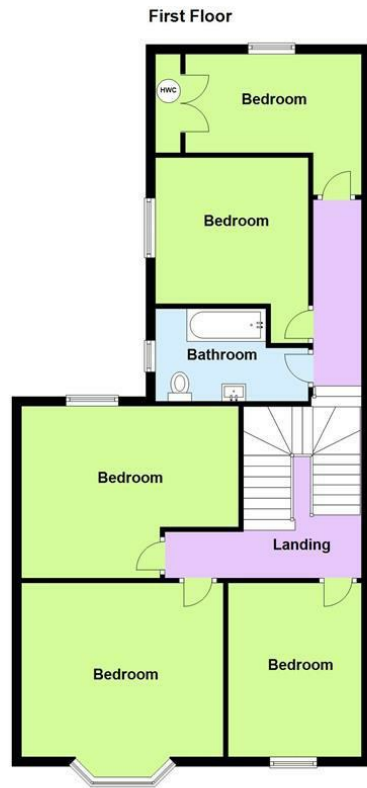
Directions

Head up Cardigan Highstreet and carry on until you reach the fork in the road by the Cenotaph, turn left here heading towards the secondary school. You will see this property on the left hand side denoted by our for sale board.

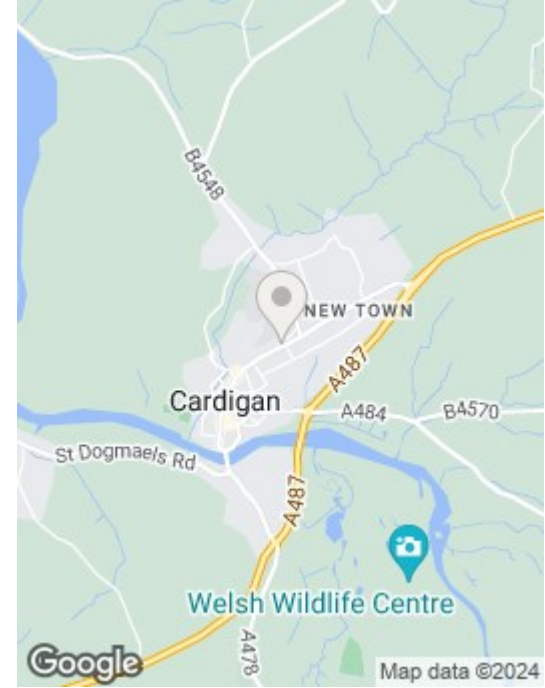
INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Claire on 01239 562 500 or claire@cardiganbayproperties.co.uk to arrange a viewing of this property.

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