



Pensarn, 67, North Road, Cardigan, SA43 1LS

Offers in the region of £195,000





Pensarn, 67, North Road, SA43 1LS

- Three-bedroom layout with practical and flexible living space
- Lounge with front facing windows and sliding doors onto the patio
- Family wet room with a walk-in shower and Velux window
- Rear parking area with space for three cars and gated access to garden
- Convenient location close to schools, shops, and local amenities
- Kitchen with ample storage, and garden access
- Spacious main bedroom with countryside views and loft access
- Rear garden with lawn, patio, raised beds, and a variety of plants
- Front garden with low-maintenance slate paving and a cast-iron fence
- EPC Rating : D

About The Property

This 3-bedroom home combines practical living spaces, a private garden, town and countryside views, all wrapped in a neatly presented package with parking for 3 cars. Positioned within easy reach of schools, shops, and local services, it's a home that balances accessibility with privacy.

The front of the property features a charming garden space, enclosed by a cast-iron fence and gate. With low-maintenance slate paving, it provides a neat and tidy first impression. Stepping through the front door, the entrance hallway sets the tone with immediate access to a ground-floor bedroom, a staircase to the upper floor, and the kitchen at the rear.

The kitchen is thoughtfully designed with a range of wall and base units offering ample storage, complemented by an eye-level oven, a gas hob, and space for a dishwasher and washing machine. A one-and-a-half sink with a drainer and is positioned to make the most of the garden views, and a rear door opens directly onto the patio area. The space flows easily into the lounge, which features sliding doors overlooking the garden and a window to the front, filling the room with natural light and offering a connection to both indoor and outdoor spaces.

Upstairs, the layout includes two double bedrooms and a family wet room. The main bedroom enjoys views across the rear garden and stretches further to take in the countryside and Cardigan town beyond. A discreet loft access door adds a touch of practicality. The second bedroom, positioned at the front of the house, includes a built-in storage cupboard and a well-placed window. The wet room is fitted with a walk-in shower, part-tiled and part-vinyl walls, and a Velux window with natural wood panelling to bring in soft daylight.

Offers in the region of £195,000



Continued

The outdoor spaces are equally well-considered. To the rear, a patio provides an ideal area for outdoor dining or relaxing, bordered by steps leading to a lawned garden with raised beds, mature trees, and shrubs. The garden is enclosed, The rear area features a side gate to the road from the patio, as well as a wooden gate at the rear for access to the parking area, which accommodates up to three cars.

With its versatile layout, convenient location, and appealing outdoor spaces, this townhouse is a property that offers both practicality and charm.

Hallway

15'7" x 14'10" (l shape max) (4.764 x 4.541 (l shape max))

Kitchen

15'2" x 8'7" (4.629 x 2.626)



Lounge
25'8" x 9'5" (7.828 x 2.895)

Bedroom 3
10'5" x 8'3" (3.198 x 2.532)

Landing
8'0" x 5'6" (2.455 x 1.695)

Bedroom 1
14'9" x 8'8" (4.520 x 2.660)

Bedroom 2
14'5" x 9'0" (max) (4.413 x 2.745 (max))

Wet Room
7'8" x 5'7" (2.357 x 1.720)

IMPORTANT ESSENTIAL INFORMATION:
WE ARE ADVISED BY THE CURRENT OWNER(S)
THAT THIS PROPERTY BENEFITS FROM THE
FOLLOWING:

COUNCIL TAX BAND: C - Ceredigion County
Council

TENURE: FREEHOLD

PARKING: Off-Road Parking

PROPERTY CONSTRUCTION: Traditional Build

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains

WATER SUPPLY: Mains

HEATING: Gas (Mains) boiler servicing the hot
water and central heating

BROADBAND: Not Connected - PLEASE CHECK

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

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

BUILDING SAFETY - The seller has advised
that there are none that they are aware
of.

RESTRICTIONS: The seller has advised that
there are none that they are aware of.

RIGHTS & EASEMENTS: The seller has
advised that there are none that they are
aware of.

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

COASTAL EROSION RISK: None in this
location

PLANNING PERMISSIONS: The seller has
advised that there are no applications in
the immediate area that they are aware
of.

ACCESSIBILITY/ADAPTATIONS: The seller
has advised that there are no special
Accessibility/Adaptations on this
property.

COALFIELD OR MINING AREA: The seller has
advised that there are none that they are
aware of as this area is not in a coal or
mining area.

VIEWINGS: By appointment only. Located
on North Road Next to "Spar"
convenience shop. The owner has
informed us that driveway to the rear to
access the parking area is shared
ownership with the other properties
down the lane

PLEASE BE ADVISED, WE HAVE NOT TESTED
ANY SERVICES OR CONNECTIONS TO THIS
PROPERTY.

GENERAL NOTE: 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 in these details have not
been tested.

MONEY LAUNDERING REGULATIONS: The
successful purchaser(s) will be required
to produce proof of identification to
prove their identity within the terms of
the Money Laundering Regulations.
These are a photo ID (e.g. Passport or
Photo Driving Licence) and proof of
address (e.g. a recent Utility Bill/Bank
Statement from the last 3 months). Proof
of funds will also be required, including a
mortgage agreement in principle
document if a mortgage is required.

TR/TR/11/24/OK/TR



NO
Parking



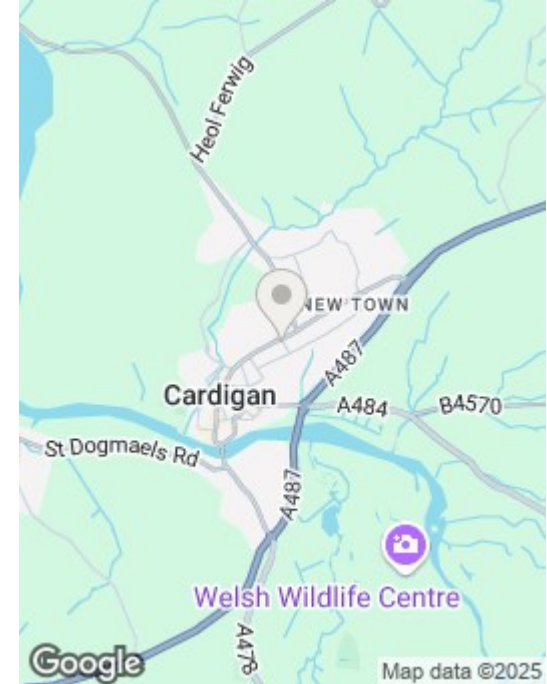
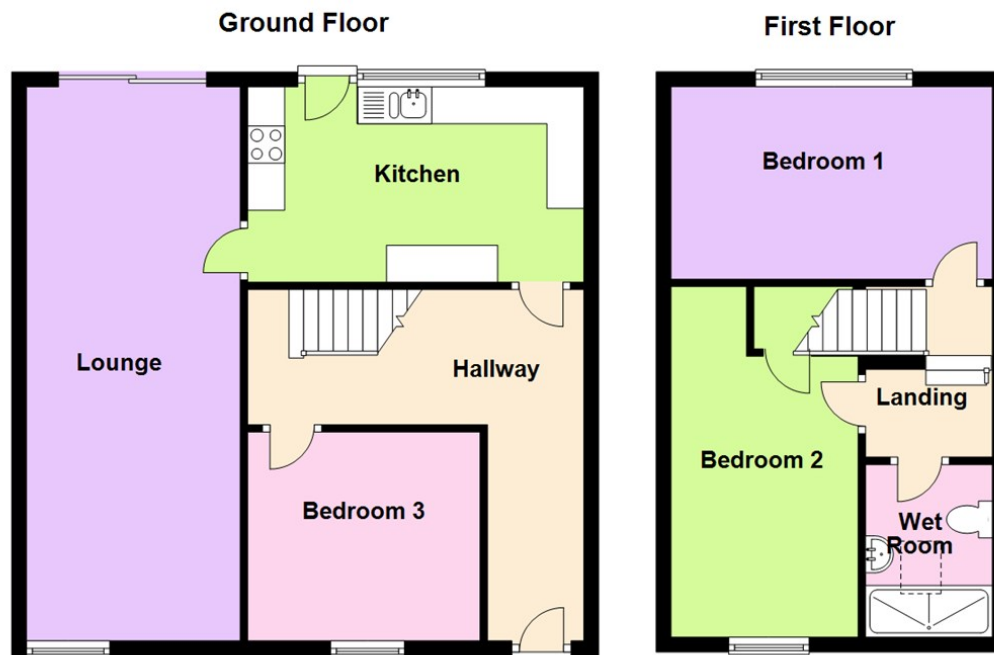
Directions

Head up Cardigan Highstreet and carry on passing the fork in the road by the Cenotaph, pass the Spar shop on your right, You will see this property on the right (next to Spar), before the right-hand turning, 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.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	68	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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

Important notice Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Hafod Y Coed Glynarthen, Llandysul, Ceredigion, SA44 6NX

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk

