

Fairways Queens Terrace, Cardigan, SA43 1LJ

£200,000

A substantial end terrace building with mixed use, being ground floor Commercial and Residential to the first floor.

## SITUATION

In Queen's Terrace, Cardigan, a secondary trading position, with nearby Public Car Park, near the town centre, Guildhall and primary trading areas of Pendre and High Street.

## DESCRIPTION

The property offers the following accommodation:

## GROUND FLOOR

### Retail Shop 21' x 23' (6.40m x 7.01m)



### 2nd Retail Shop 17' x 23' (5.18m x 7.01m)

Now storage.

### Side Passageway

to rear storage and stairs to First Floor.

### External Steel Staircase to

## FIRST FLOOR

Residential element with uPVC sealed glazing to the front.

### Hall

### Shower Room

with electric unit in cubicle, close coupled toilet, wash basin.

### Landing Room 11'7" x 7'6" (3.53m x 2.29m)

### Living Room 19'6" x 12'3" (5.94m x 3.73m)

with fireplace.

### Dining Room 13'4" x 12'8" (4.06m x 3.86m)

### Kitchen 10' x 9'6" (3.05m x 2.90m)



with base and wall units, worktops, integrated Diplomat oven, ceramic hob, stainless steel single drainer sink unit.

### Bedroom 9'7" x 7'6" (2.92m x 2.29m)

### Bathroom 9'7" x 5'1" (2.92m x 1.55m)

with green suite of panel bath, low level toilet, pedestal wash basin.

## SECOND FLOOR

with 4 Bedrooms with Dormer windows.

### Bedroom 1 16' x 6'6" (4.88m x 1.98m)

### Bedroom 2 16' x 10' (4.88m x 3.05m)

### Bedroom 3 9' x 9'8" (2.74m x 2.95m)

### Bedroom 4 13' x 11' (3.96m x 3.35m)

## OUTSIDE



Parking for 2 vehicles at the rear. Balcony over rear storage.

## SERVICES, etc.

Services - Mains Water, Electricity and Drainage connected.

Tenure - Freehold and value with full vacant possession.

Local Authority - Ceredigion County Council.

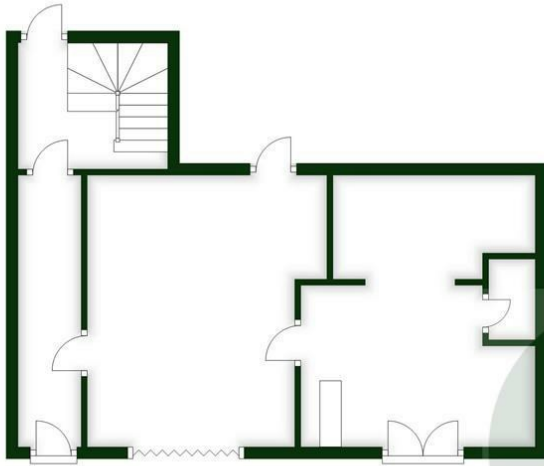
Property Classification - Residential Band B

Shop -Rateable Value - No longer on rating list.

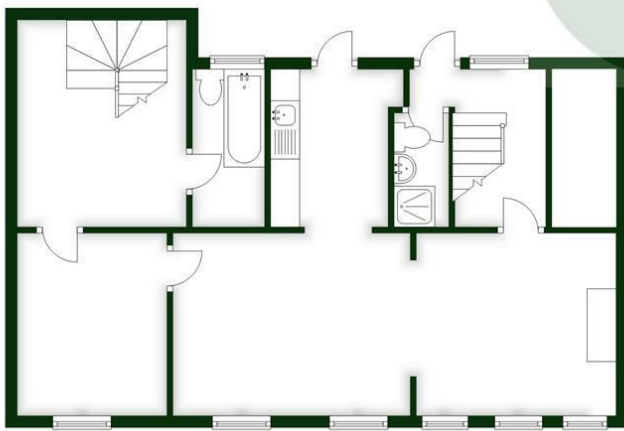
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# Floor Plan

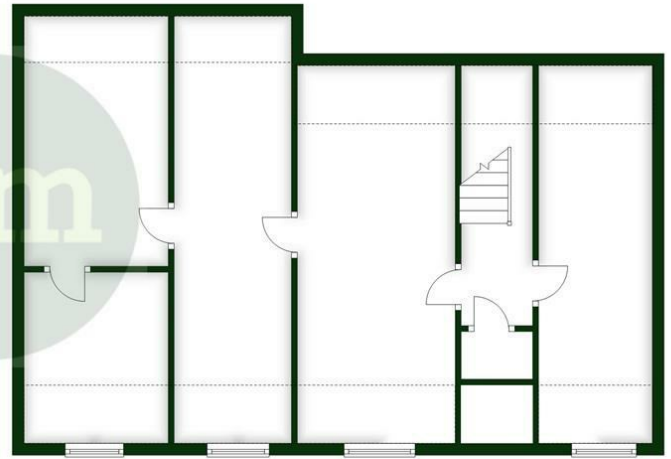
Ground Floor



First Floor



Second Floor



Plans provided as a guide only.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

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

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