

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.

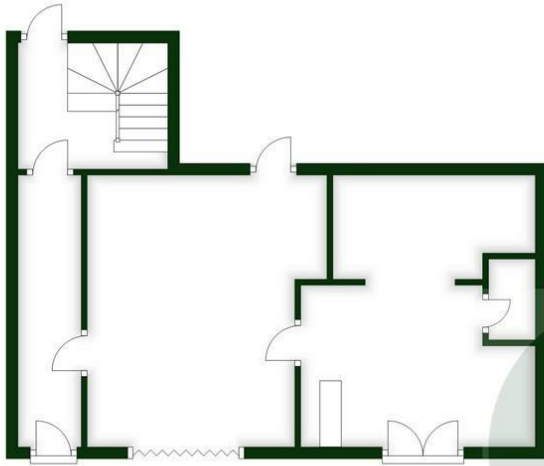
Property Classification - Residential Band B

Shop -Rateable Value - No longer on rating list.

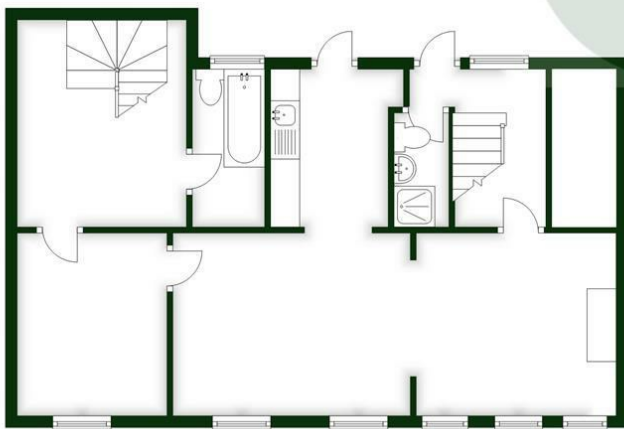
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Floor Plan

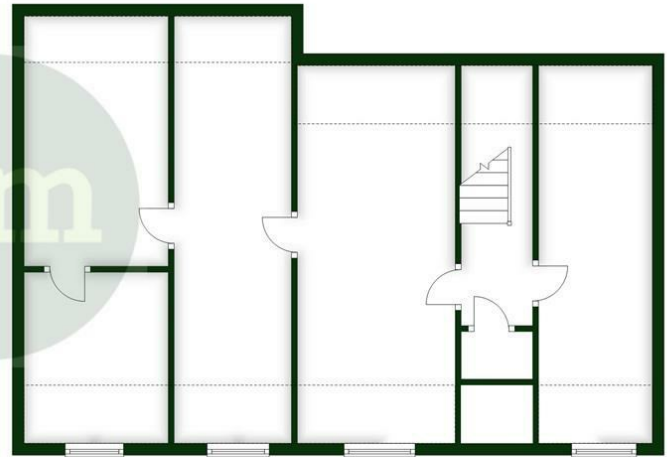
Ground Floor



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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