



## 2 Brick Row The Strand, Cardigan, SA43 1EY

**£119,950**

A Two Bedroom Terraced House situated with walking distance of Cardigan town and a short distance from nearby St. Dogmael's and Poppit Sands beach. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen, Landing, Two Bedrooms, Bathroom and a Small Rear Courtyard. The property has no forward chain and provides an ideal opportunity for a first time buyer or investment purchase.



Hardwood entrance door to:

### Hall

Tiled flooring, stairs rise off, door to:

### Living Room



Double glazed sash window to the front elevation, radiator, under stairs cupboard, arch to:

### Kitchen/Diner



A range of wall and base cabinets with worktop surface over, inset stainless steel sink and drainer unit, space for electric cooker with extractor fan over, tiled splash back, wall mounted gas boiler, pantry cupboard, tiled flooring, radiator, void and plumbing for washing machine, uPVC double glazed doors to rear.

## FIRST FLOOR

### Landing



Doors to:

### Bedroom One



uPVC double glazed window to the rear, radiator, wardrobe/airing cupboard with radiator.

### Bedroom Two



Double glazed sash window to the front, radiator.

### Family Bathroom



Panel bath with mixer shower attachment over, low flush wc, pedestal handwash basin, tiled walls, velux roof window, extractor fan.

### To The Rear



Concrete courtyard area with space for table and chairs.

### Services

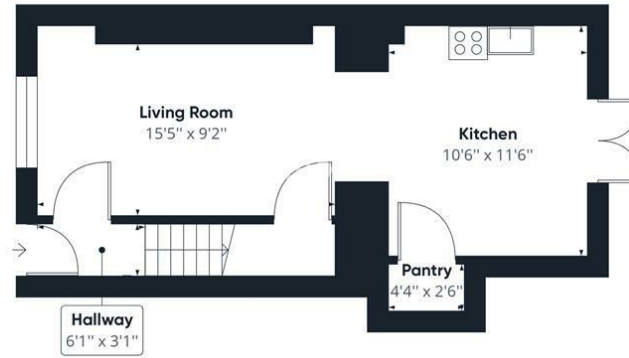
We are advised that the property benefits from mains water, drainage, electric and gas.

Local authority: Ceredigion County Council  
Council Tax Band: B

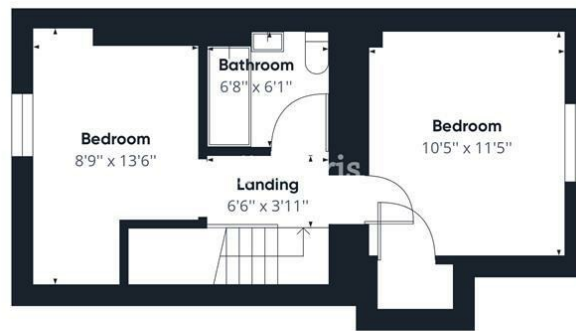
Freehold, with vacant possession

What Three Words - ///mimics.results.professed

## Floor Plan



Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(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	

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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