



**15 Brynonnen, Cardigan, SA43 3AY**

**£149,950**

A modernised first floor two double bedroom flat, enjoying a lovely aspect overlooking the river Teifi and town of Cardigan. The flat benefits from well presented accommodation, ready for immediate occupation which briefly comprises: Entrance Hall, Living Room with Balcony, Kitchen/Diner, Two Bedrooms and a Modern Shower Room. Mains gas central heating and double glazing, plus easy to manage front and side garden areas with off road car parking. This is an ideal home or investment opportunity or a long term rental. Viewing advised to appreciate the good size and quality on offer.



The flat is situated within easy reach of both Cardigan town and the coast, with near by beaches at Poppit and Patch at Gwbert to name the closest and are roughly 5 minutes drive away. This particular flat is on the first floor within a detached purpose built block, there are only a small number of flats here making the site quiet and more exclusive.

Upvc entrance door to:-

## Hall



Tiled floor, radiator, airing cupboard, doors to:-

## Living Room



Tiled floor, radiator, recessed spotlights, sliding patio doors to balcony enjoying views over to the river estuary and Cardigan Town. Arch to:-

## Kitchen



Modern fitted kitchen with a range of wall and base units, worktop surfaces, inset stainless steel sink unit, four ring gas hob with extractor fan over, electric oven, integrated fridge and freezer, void and plumbing for washing machine, tiled splash back, tiled floor, space for table. Window to the rear with river views.

## Bedroom One



Upvc double glazed window to the front, radiator, built-in wardrobes.

## Bedroom Two



Upvc double glazed window to the front, radiator.

## Shower Room



Walk-in shower, vanity unit with hand wash basin, concealed cistern and low flush WC.

Tiled floor, Upvc double glazed window, heated towel rail, extractor fan.

## Outside



Parking is located to the rear of the property and is designated for the first floor apartments. Lawned garden to the front.

### Services, etc.

Services - Mains water, electricity, gas and drainage.

Local Authority - Ceredigion County Council

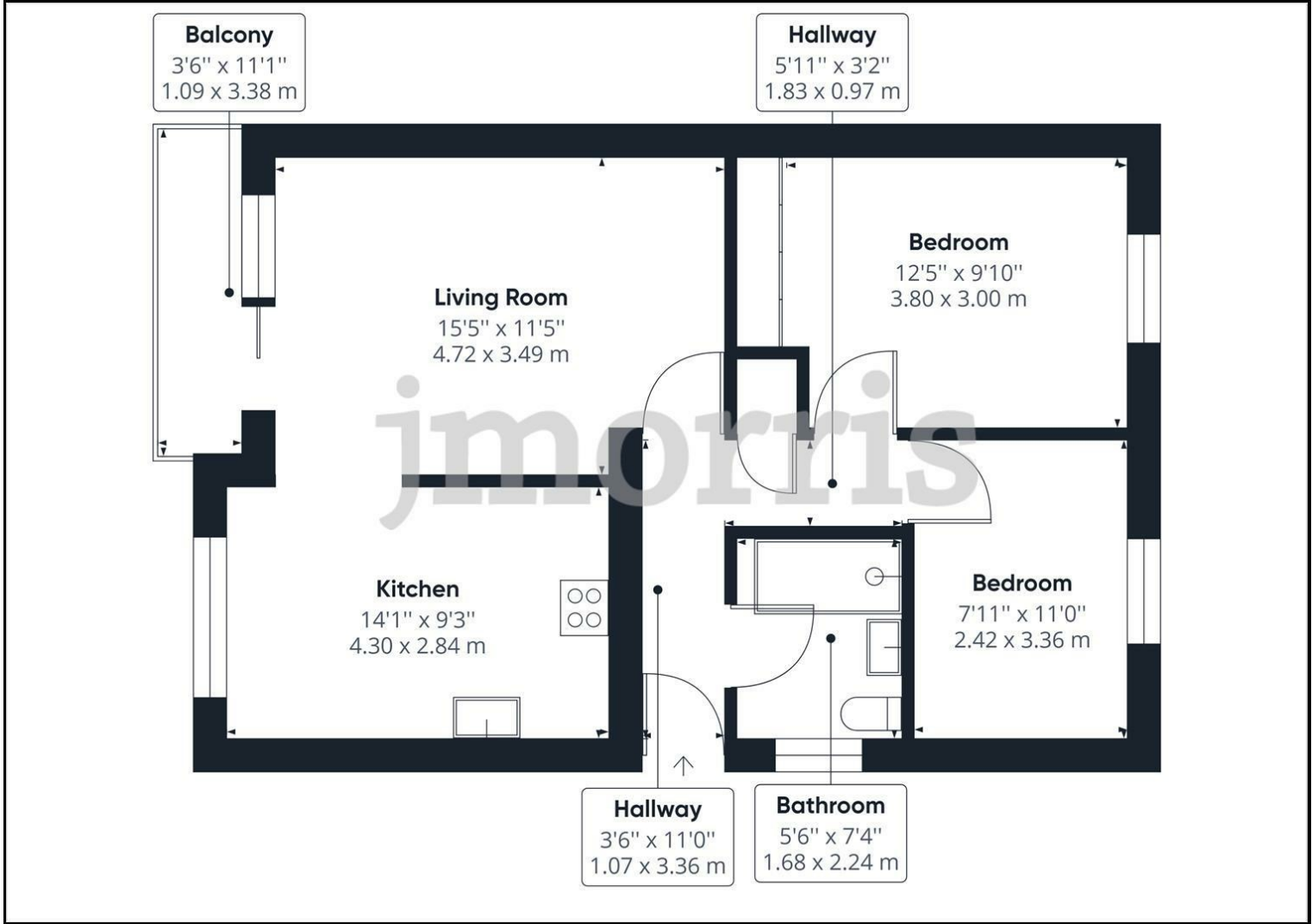
Property Classification - Band C

Tenure -

### Lease Information

Between the 8 flats, each owner has a share of the freehold and pays towards a combined building insurance policy which is roughly £120 per annum each. A £100 per annum ground rent and maintenance fee is also paid.

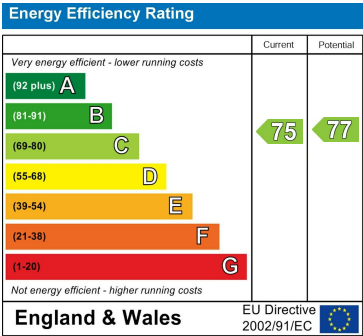
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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