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Estate Agents



12 Castle Street, Cardigan, SA43 3AF

£249,950

A well presented four-bedroom period home offering bright, airy, and well-maintained accommodation, ideally located within the heart of Cardigan town. The accommodation briefly comprises: living room, sitting room, modern kitchen/diner, utility room and a ground floor wet room. To the first floor there are four bedrooms, three of which are doubles, and a family bathroom. Externally there is parking for three cars, gardens and two useful outbuildings.

## Situation

The property's location is truly exceptional — within walking distance of the wide range of facilities and amenities available in Cardigan, including shops, cafés, public houses, supermarkets, a swimming pool, and leisure centre. The medieval village of St Dogmaels lies just one mile away, as does the spectacular West Wales coastline, with the popular local beach at Poppit Sands and the renowned Pembrokeshire Coastal Path both nearby.

## Living Room



Multi-fuel stove set within an attractive surround, double-glazed sash windows to the front, staircase leading to the first floor, wood flooring, radiators, and doors opening to:

## Dining Room



Double-glazed sash window to the front aspect, complemented by continuous wood flooring and a double panel radiator.

## Kitchen/Diner



Fitted with a range of wall and base units with work surfaces over, incorporating a built-in fridge/freezer, eye-level oven and grill, five-ring gas hob, 1½ bowl sink with drainer, and built-in microwave. Finished with tiled flooring, a double-glazed window to the rear, and a door leading to:

## Utility Room



Fitted with wall and base units with work surface over, incorporating a single drainer sink and plumbing for a washing machine. Finished with continuous tiled flooring, an external frosted double-glazed door to the rear, a double-glazed rear window, and a door leading to:

## Wet Room



Fitted with an electric shower and WC, with frosted double-glazed side windows, and finished with tiled walls and flooring.

## First Floor

## Landing



Velux roof window, access to loft, radiator, doors to:

## Bedroom One



Built-in wardrobes with louvre doors and matching dressing table, double-glazed sash window to the front, and a double panel radiator.

## Bedroom Two



Dual aspect double glazed sash windows to front and side, radiator.

## Bedroom Three



Dual aspect double glazed windows to side and rear, built in cupboard with hanging rail, radiator.

## Bedroom Four



Double glazed sash window to front.

## Family Bathroom



Comprising a bath, shower cubicle, pedestal wash hand basin, and WC, with part-tiled walls and a frosted double-glazed rear window. Includes a radiator and a built-in airing cupboard housing a Worcester combination boiler servicing the domestic hot water and central heating, with additional shelving.

## Externally

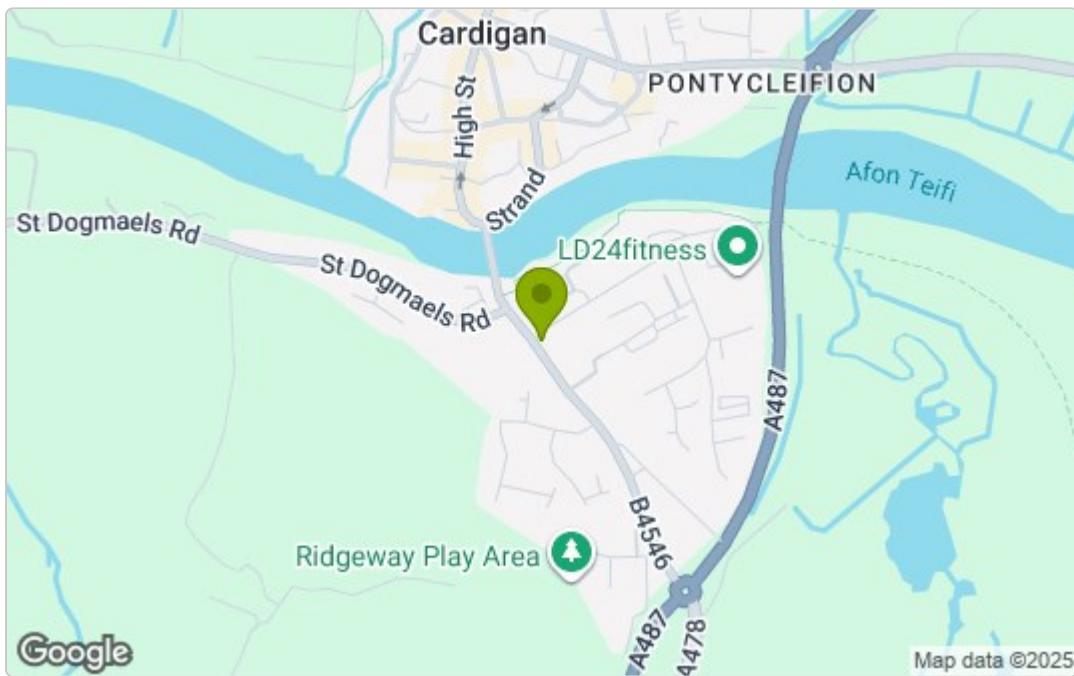


To the side of the property, a hardstanding driveway provides off-road parking. The front and side gardens are mainly laid to lawn, offering attractive outdoor space. Additional benefits include two brick-built outbuildings, both of which have power and lighting connected, one also has plumbing for a washing machine.

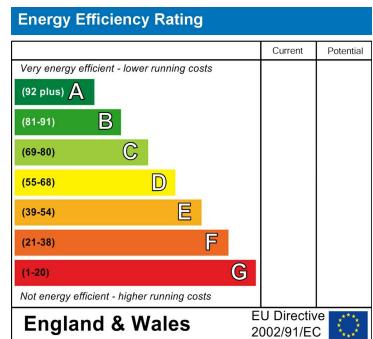
## Floor Plan



## Area Map



## Energy Efficiency Graph



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