



Brynaber Aberystwyth Road, Cardigan, SA43 1LU

**£269,950**

A traditional Three Bedroom Semi Detached House, conveniently situated within walking distance of Cardigan Town. The accommodation comprises: Entrance Hall, Living Room, Sitting Room, Kitchen/Diner, Rear Lobby, Conservatory/Sun Room, Landing, Three Bedrooms, Shower Room and a Loft Room, which maybe suitable to provide extra accommodation (STC). Externally, the property has a Detached Garage and Gardens to the Front and Rear.

## Situation

The property is well located near the heart of Cardigan town, ideally placed to easily reach the town's many amenities. Across the road is the Aldi supermarket and Tesco is also close by. The town centre which has a number of national chain stores as well as many local family run shops is within easy walking distance. Cardigan's Secondary School is nearby, together with sports fields and a children's playground.

Upvc double glazed entrance door to:-

## Hall

Stairs rising off, quarry tiled floor, feature glazed window, door to:-

## Sitting Room 14'8" x 12'8" (4.47m x 3.86m)

Exposed floorboards, picture rail, Upvc door to the front garden, arch to:-

## Living Room 14' x 9'11" (4.27m x 3.02m)

Upvc double glazed bay window, exposed floorboards, log burner with wooden surround, picture rail.

## Kitchen 15'7" x 10'3" (4.75m x 3.12m)

Range of base units, stainless steel double drainer sink unit, electric cooker, tiled floor, dual aspect windows, extractor fan.

## Rear Lobby 6'6" x 5' (1.98m x 1.52m)

Tiled floor, Valliant gas boiler, radiator.

## Sun Room 15'6" x 11'7" (4.72m x 3.53m)

Quarry tiled floor, window and door to the side, door to:-

## Garage 16'2" x 8'11" (4.93m x 2.72m)



## Storage Area 6'6" x 6'4" (1.98m x 1.93m)

## Bedroom Two 13'4" x 12' (4.06m x 3.66m)

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

## Bedroom Three 9'11" x 8'3" (3.02m x 2.51m)

Upvc double glazed window to the rear, picture rail.

## Shower Room 7'10" x 6'11" (2.39m x 2.11m)

Corner shower with mains fed shower, pedestal hand basin, low flush WC, tiled walls and floor, radiator, double glazed window to the rear.

## Services, etc.

Services - Mains water, electricity, drainage and gas. Gas central heating.

Local Authority - Ceredigion County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///manicured.tweeted.jars

## Externally



Enclosed paved garden to the front bordered by hedgerows, enclosed courtyard garden to side with block paving, rear lawned garden with mature shrubs and bushes, greenhouse and planting area to the rear.

## FIRST FLOOR

### Bedroom One 17'11" x 9'11" (5.46m x 3.02m)

Upvc double glazed window to the front, radiator, door to loft room.

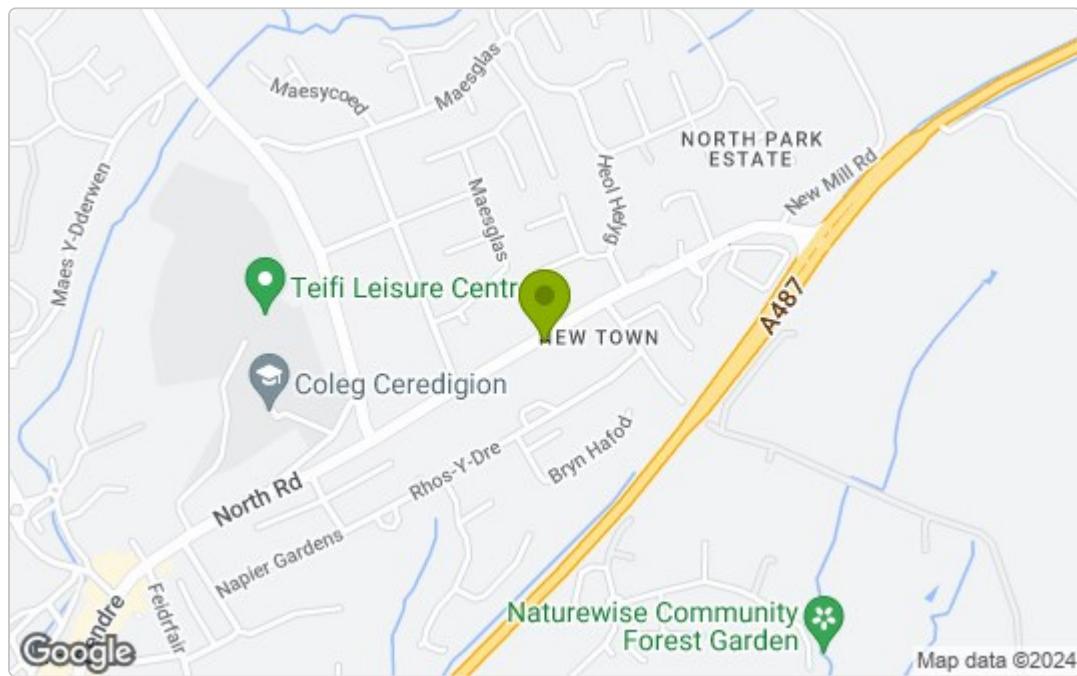
### Loft Room 11'11" x 6'11" (3.63m x 2.11m)

Velux window.

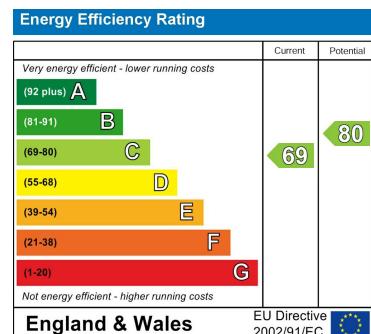
## Floor Plan



## Area Map



## Energy Efficiency Graph



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