



Gowerton St. Mary Street, Cardigan, SA43 1DH

£169,950

A spacious four bedroom town house, situated in the centre of Cardigan Town with accommodation briefly comprising: Entrance Hall, Living Room, Sitting Room, Morning Room, Utility and Kitchen. To the first floor there are Three Bedrooms and a Family Bathroom, the second floor provides a further Bedroom and Study.

Externally, the property benefits from 'Off Road' Parking to the Rear and a Yard area.

Glazed Entrance Doorway to

Vestibule

Glazed door to:-

Hall

Radiator, stairs rising off, understair cupboard.

Living Room 13'8" x 13'2" (4.18 x 4.03)



Parquet flooring, living flame gas fire, marble effect hearth and surround, double glazed window to the front, radiator.

Sitting Room 11'8" x 11'3" (3.57 x 3.45)



Parquet flooring, radiator, inset electric log burner, slate hearth, door to rear.

Morning Room 12'0" x 9'1" (3.68 x 2.78)



Upvc window, living flame gas fire, marble hearth, radiator, double glazed french doors.

Utility Room 7'3" x 5'2" (2.21 x 1.58)

Void and plumbing for automatic washing machine, void for tumble dryer, Upvc window and door.

Kitchen 14'4" x 8'3" (4.39 x 2.52)



Having a range of wall and base units, integrated fridge and freezer, electric double oven, extractor fan, 4 ring gas hob, stainless steel sink unit.

FIRST FLOOR

Turned Staircase

Landing with radiator, stairs rising off.

Bedroom 1 13'5" x 11'9" (4.11 x 3.59)



Double glazed window to the front, cast iron fireplace.

Bedroom 2 11'5" x 11'4" (3.48 x 3.47)



Upvc double glazed window to the rear.

Bedroom 3 9'9" x 5'6" (2.98 x 1.68)



Double glazed window to the front.

Bathroom 12'1" x 9'3" (3.70 x 2.83)



Worcester boiler, low flush WC, corner shower, vanity, roll top bath, double glazed window, feature stained glass window, radiator.

SECOND FLOOR

Landing

Bedroom 4 16'10" x 12'3" (5.15 x 3.75)



Velux window.

Store Room 10'4" x 10'10" (3.17 x 3.32)

Velux window.

Garage 24'0" x 19'4" (7.34 x 5.9)



Double doors.

Services, etc.

Services - Mains water, electricity and drainage.

Local Authority - Ceredigion County Council

Property Classification - Band C

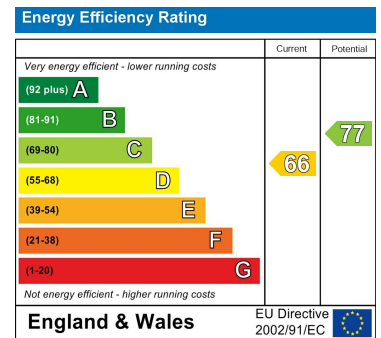
Tenure - Freehold and available with full vacant possession upon completion.

Floor Plan

Area Map



Energy Efficiency Graph



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