



6 Williams Terrace, Cardigan, SA43 1EJ

£165,000

We are pleased to offer this Three/Four Bedroom Terraced House situated within the town of Cardigan ideal for an owner occupier or investment buyer. The accommodation briefly comprises: Vestibule, Spacious Living/Dining Room, Kitchen, Utility, Ground Floor Bedroom/Study and a Wet Room. To the first floor there are Two Bedrooms and a Four Piece Bathroom, with a further Bedroom to the second floor. The property benefits from mains gas central heating and is being sold with the benefit of no forward chain.



Upvc double glazed door to:-

### Vestibule

Electric meter cupboard, door to:-

Living/Dining Room 25'1" x 14'10" (7.66 x 4.53)



A spacious room with bay window to the front, coal effect gas fire, with tiled hearth and backing and wooden surround. Two radiators. Stairs rise off to the first floor.

Kitchen 8'4" x 7'10" (2.55 x 2.41)



Having a range of wall and base units with worktop surfaces, stainless steel sink unit, integrated fridge, oven, hob, extractor fan, tiled floor and walls, glazed display cabinet, Worcester gas boiler, void and plumbing for dishwasher.

Utility 7'9" x 6'9" (2.37 x 2.07)



Radiator, base cupboards with worktop surfaces, tiled splash backs, stainless steel sink unit, void and plumbing for washing machine, roof lights.

Bedroom One/Study/Play Room 11'4" x 9'6" (3.47 x 2.90)



Upvc double glazed window to the rear, radiator, Velux window, sliding door to:-



**Wet Room 8'8" x 5'1" (2.65 x 1.55)**

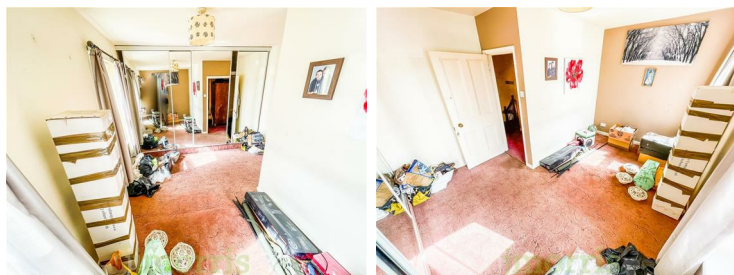


Low flush WC, wall mounted wash basin, Mira electric shower, fully tiled walls, Velux window, spotlights, radiator.

### **Landing**

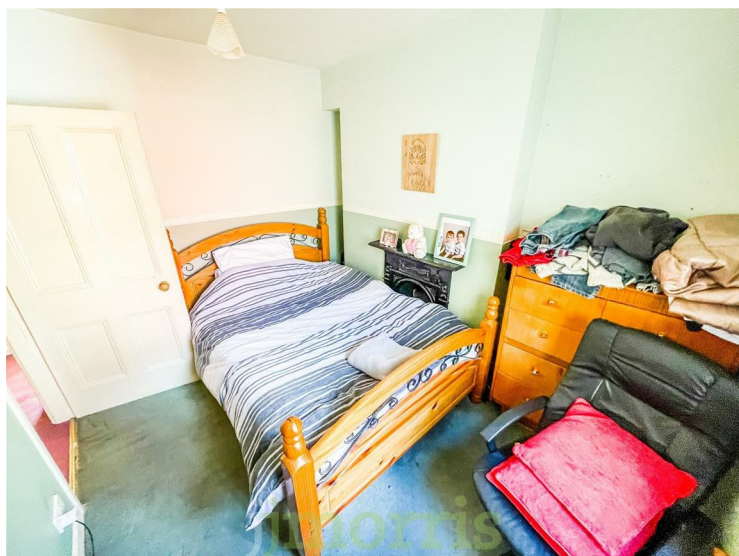
Radiator, stairs rising off.

**Bedroom Two 10'3" x 8'5" (3.14 x 2.59)**



Double glazed window to the rear, ornamental fireplace.

**Bedroom Three 12'11" x 10'10" plus wardrobes (3.95 x 3.32 plus wardrobes)**



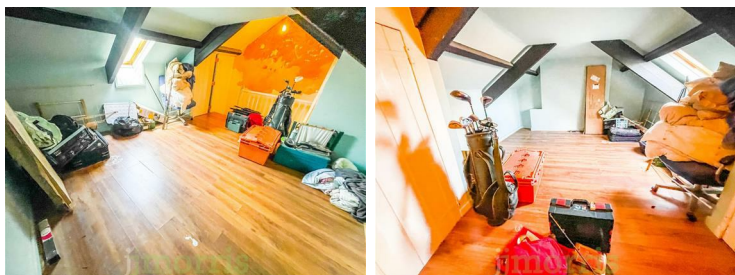
2 Upvc double glazed windows, wardrobes with mirrored sliding doors.

**Bathroom 8'5" x 7'11" (2.58 x 2.42)**



4 piece comprising low flush WC, pedestal hand wash basin, corner shower, Redring electric shower, panel bath, double glazed frosted window, 1/2 tiled walls.

**Bedroom Four 15'3" x 11'6" (4.65 x 3.51)**



Wood effect flooring, exposed beams, Velux window.

### **Externally and Parking**

A pathway leads to the front with a small enclosed area to the front, there is no external space to the rear of the property, although there is pedestrian access which leads onto Feidfair.

Whilst the property has no designated parking, a council car park is conveniently positioned opposite and they offer season tickets charged at £275 per annum (price checked online 23/04/22).

### **Services, etc.**

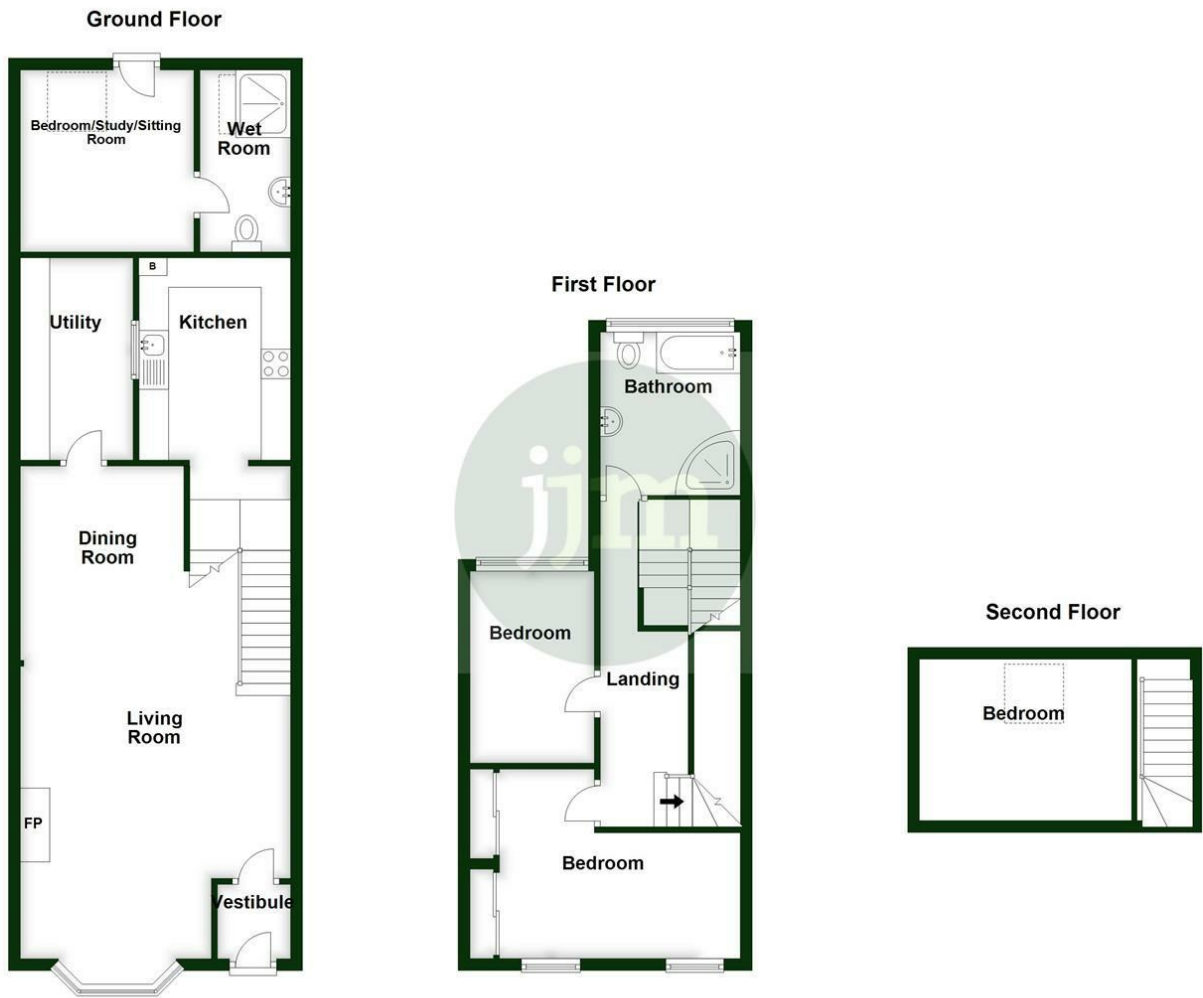
Services - Mains water, electricity, gas and drainage. Gas central heating.

Local Authority - Ceredigion County Council

Property Classification - Band C

Tenure - Freehold and available with vacant possession upon completion

Floor Plan

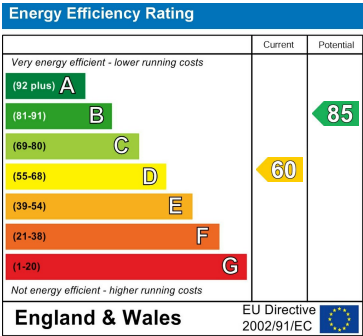


Plans provided as a guide only.  
Plan produced using PlanUp.

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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