



Lane Cottage, 38 Feidrfair Cardigan SA43 1EB

We believe that this is an INCREDIBLY GOOD VALUE 4 bedroom property in the centre of Cardigan town for less than £100,000 !!! Recently redecorated throughout this house would be an ideal ftb property or for investors with a potential yield of around 6%. Briefly comprising a hallway, lounge with feature fireplace, kitchen / diner, on the first floor 3 bedrooms and a shower room, on the second floor a further large fourth bedroom and a small courtyard area out the back. This is a super character home convenient to all the amenities of Cardigan town and represents excellent value for money.

- ❖ 4 Bedroom Hse Under £100k
- ❖ Centre Of Cardigan Town
- ❖ On Three Levels
- ❖ Small Courtyard Area

- ❖ Incredible Value For Money
- ❖ Convenient Location
- ❖ Ideal Ftb / Investor
- ❖ Energy Rating: E

£99,950



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

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Accommodation

Entrance via newly fitted UPVC door into:

Hallway

With staircase to first floor, radiator, door into:

Lounge *13' 3" x 15' 1" (4.04m x 4.59m)*

With UPVC double-glazed window to the front, feature stone fireplace, radiator.



Another View of Lounge



Kitchen / Diner *13' 1" x 10' 0" (4m x 3.05m) into recess*

With window to side, a range of wall and base units with stainless steel sink/drainer unit, radiator, electric cooker, space and plumbing for washing machine, tiled flooring, space for fridge/freezer, door out to an inner hallway with second door leading to the outside courtyard.



Another View of Kitchen/Diner



First Floor

Accessed via staircase in hallway and giving access to:

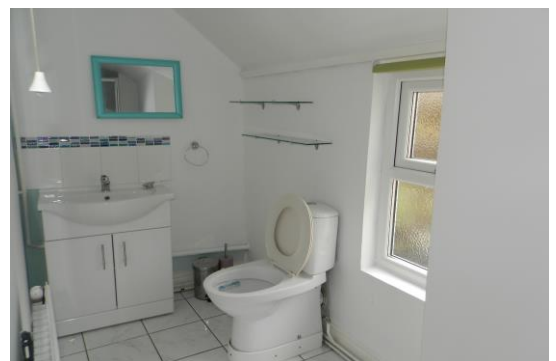
Bedroom 1 *6' 11" x 7' 9" (2.10m x 2.37m)*

With UPVC double-glazed window, radiator.



Shower Room

With obscure glazed window, low level flush WC, wash hand basin, shower cubicle, radiator.



Another View of Shower Room



Bedroom 2 *11' 3" x 7' 10" (3.43m x 2.40m)*

With UPVC double-glazed window to the front, radiator.



Bedroom 3 *6' 9" x 7' 7" (2.05m x 2.30m)*

With UPVC double-glazed window to the front, radiator.



Second Floor

Accessed via staircase on landing and giving access to:

Bedroom 4 (Master) *18' 8" x 9' 9" (5.68m x 2.98m)*

With two UPVC double-glazed windows to the front, built-in wardrobe, radiator.

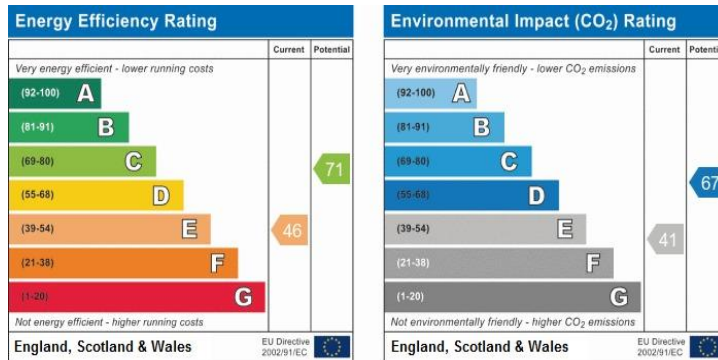


Offers Procedure

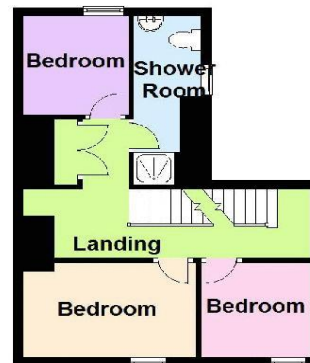
Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.



38 Feidfair - First Floor



38 Feidfair - Second Floor



38 Feidfair - Ground Floor



Whilst every effort is made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms are approximate and are for general guidance purposes and should only be used as such by any prospective purchaser or tenant.
Plan produced using The Mobile Agent.