MORGAN & DAVIES
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Local knowledge, National coverage

Fully refurbished 4 bedroom detached dwelling. Quiet area of this popular coastal town. Cardigan. West Wales.









7 Heol Gollen, North Park Estate, Cardigan, Ceredigion. SA43 1NF.

£350,000

R/5433/RD

** Fully refurbished 4 bedroom detached dwelling ** Set within spacious corner plot ** Private rear garden ** Off-road parking ** Quiet area of the popular town ** No overlooking ** Close distance to local amenities ** New flooring ** New bathrooms ** New tiling ** New kitchen **

**A GREAT OPPORTUNITY NOT TO BE MISSED **

The property is situated within the coastal town of Cardigan just off the A487 trunk road. The town offers a good level of local amenities and services including primary and secondary education, 6th form college, community hospital, theatre and cinema, traditional high street offerings, retail parks, industrial estates and employment opportunities. Pembrokeshire Coast National Park is within 15 minutes drive of the property.

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GROUND FLOOR

Entrance Hallway





12' 8" x 7' 5" (3.86m x 2.26m) accessed via uPVC glass panel door with front glass panel window, new wood effect flooring, radiator, stairs to first floor, electric socket.

WC



With new w.c. single wash hand basin on vanity unit, ½ tiled walls, window to front.

Lounge







13' 4" x 20' 2" (4.06m x 6.15m) large family living room with window to front, rear patio doors to garden, wood effect flooring, radiator, multiple sockets, TV point.

Kitchen







10' 6" x 12' 3" (3.20m x 3.73m) modern new white kitchen with base and wall units, formica worktop, electric oven and grill, gas hobs with extractor over, tiled flooring, understairs cupboard, plumbing for washing machine, 1½ stainless steel sink and drainer with mixer tap, ½ tiled walls, window to garden, connection door to:

Dining Room







9' 8" x 15' 8" (2.95m x 4.78m) with dual aspect windows to rear and side garden area, radiator, glass door to garden, wood effect flooring, boiler cupboard with wall mounted Worcester gas boiler.

Ground Floor Bedroom 1

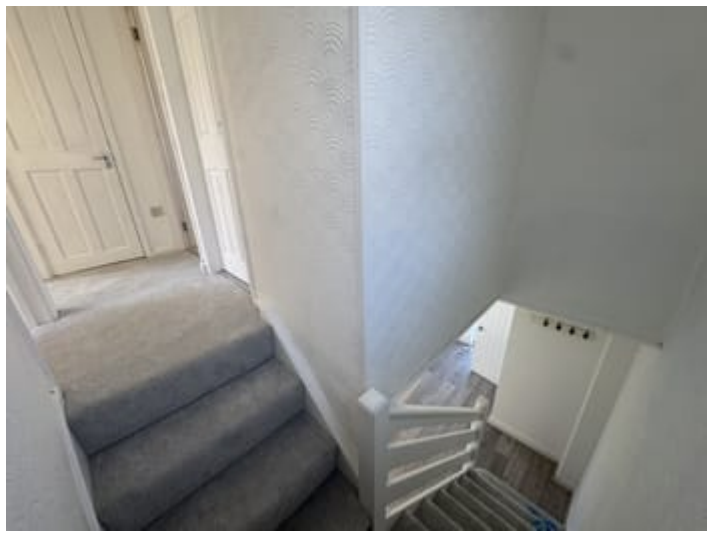




17' 8" x 9' 2" (5.38m x 2.79m) double bedroom, window to front, radiator, wood effect flooring, multiple sockets.

FIRST FLOOR

Landing



With window to half landing, airing cupboard.

Rear Bedroom 2





8' 4" x 8' 4" (2.54m x 2.54m) single bedroom, radiator, multiple sockets, window to garden.

Rear Bedroom 3



8' 6" x 12' 3" (2.59m x 3.73m) double bedroom, window to rear garden, multiple sockets, radiator.

Front Bedroom 4





12' 2" x 11' 2" (3.71m x 3.40m) double bedroom, window to front, radiator, multiple sockets.

Bathroom





7' 8" x 8' 3" (2.34m x 2.51m) panelled bath, single wash hand basin with vanity unit, WC, radiator, tiled flooring, fully tiled walls.

EXTERNAL

To Front







The property is approached from the adjoining estate road to a front forecourt area with space for parking and garden laid to lawn with side footpaths leading through to:

To Rear







Garden area with extending patio from the lounge area and garden laid to lawn with 6' panel fencing to boundaries.

VIEWING

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or aberaeron@morgananddavies.co.uk

All properties are available to view on our Website – www.morgananddavies.co.uk. Also on our FACEBOOK Page - www.facebook.com/morgananddavies. Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages.

LAND TRANSACTION TAX

The purchase of this property may be subject to Land Transaction Tax (LTT). The amount payable will depend upon the purchase price and the purchaser's individual circumstances. Buyers are advised to use the Welsh Revenue Authority Land Transaction Tax calculator and/or seek advice from their solicitor or financial adviser.

ANTI MONEY LAUNDERING

To comply with Government anti-money laundering legislation, we are legally required to carry out identity and verification checks on all buyers and sellers.
We work with our trusted and industry-recognised partner, Coadjute, who will send you a secure link to complete these biometric checks electronically once your offer has been accepted (subject to contract).
A non-refundable fee of £45 + VAT per person is payable directly to Coadjute for this service. These checks must be completed before we can issue the memorandum of sale to the solicitors and progress the transaction.
If you have any questions or need any assistance, please don't hesitate to contact the office – we're always happy to help.

Services

We are advised the property benefits from mains water, electricity and drainage. Mains gas central heating.

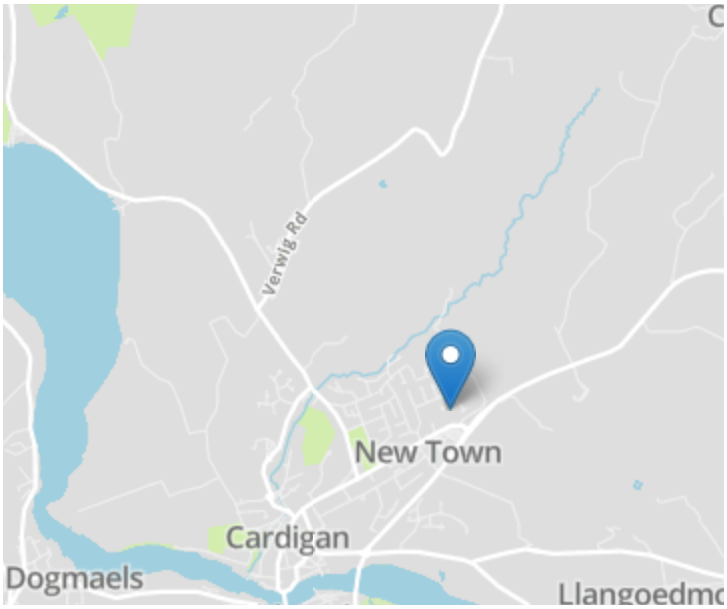
Council Tax Band - D (Ceredigion County Council).

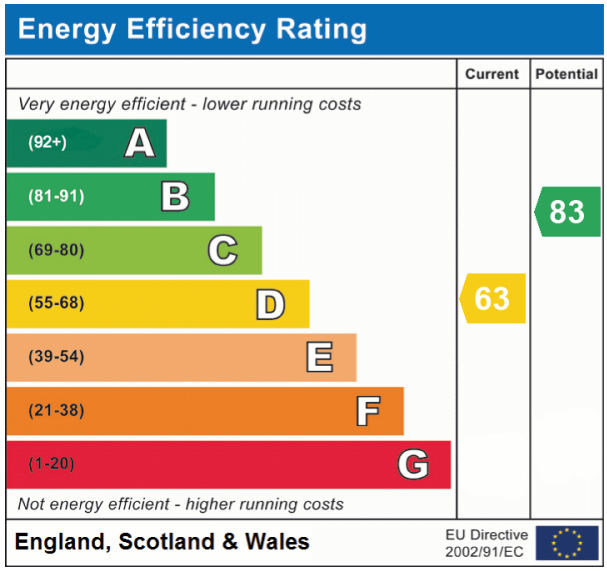
Tenure - Freehold.

MATERIAL INFORMATION

Council Tax: Band D
N/A
Parking Types: Driveway. Private.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: None.

EPC Rating: D (63)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No





Directions

From Cardigan town centre head north along North Road passing Gwbert Road and the Rugby Club on your left hand side. Continue passing Aldi on your right and proceed along Aberystwyth Road until you see the turning to Heol Helyg (just before Tesco and Davies Motors). Take a left hand turning into Heol Helyg bearing right and turning right onto Heol Derw. At the far end of Heol Derw turn right onto Heol y Wern and proceed for approximately 200 yards taking the next right hand turning onto Heol y Gollen. Proceed to the end and the property is located on the left hand side as identified by the Agents for sale board.

For further information or to arrange a viewing on this property please contact :

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