

Convenient 3 bedroom property in a sought after town centre location. Cardigan - West Wales.



9 Grove Park, Cardigan, Ceredigion. SA43 1AX.

£210,000

REF R/5515/ID

****Great opportunity to acquire a 3 bed detached home**In a sought after location near Cardigan town centre**Deceptively spacious 3 bedroom accommodation**Ample private parking**Generous gardens and grounds**In need of some modernisation**Level walking distance to all town amenities**Views over open countryside to the rear**Double glazing throughout**Mains gas central heating**Close to a bus route**NO ONWARD CHAIN****

The accommodation provides - entrance hall, spacious lounge, kitchen/dining room. Lower ground floor - 3 bedrooms and bathroom.

The property is situated in the sought after locality on the fringes of Cardigan town centre, being a level walk into town and on a bus route. Cardigan town offers a good level of local amenities and services including primary school, sixth form college, theatre and cinema, community hospital, traditional high street offerings, retail and industrial parks, supermarket and excellent employment opportunities. The Cardigan Bay coastline and the Pembrokeshire national park is a 10 minute drive with an outstanding coastal aspect and many sandy beaches.



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GROUND FLOOR

Entrance Hallway

11' 8" x 6' 1" (3.56m x 1.85m) with glazed uPVC door, uPVC window to front, central heating radiator, stairs leading to lower ground floor.



W.C

6' 8" x 3' 8" (2.03m x 1.12m) with low level flush WC, pedestal wash hand basin.



Lounge

11' 9" x 15' 9" (3.58m x 4.80m) with large double bay windows to rear with countryside views, central heating radiator, laminate flooring, door leading to –



Kitchen/Dining Room

18' 9" x 9' 9" (5.71m x 2.97m) with range of base and wall cupboard units with Formica working surfaces, electric oven with LPG hob, extractor fan, double glazed windows to front, side and rear, glazed external door out to side porch, central heating radiator, plumbing for dishwasher, Worcester boiler.



LOWER GROUND FLOOR

Passageway

13' 7" x 6' 6" (4.14m x 1.98m) with doors leading to airing cupboard housing central heating radiator, understairs cupboard.

Double Bedroom 1

11' 7" x 8' 10" (3.53m x 2.69m) with double glazed window to rear, central heating radiator.



Double Bedroom 2

11' 8" x 7' 4" (3.56m x 2.24m) with central heating radiator, glazed door to rear.



Double Bedroom 3

8' 9" x 11' 9" (2.67m x 3.58m) with double glazed window to rear, central heating radiator.



Shower Room

6' 0" x 8' 6" (1.83m x 2.59m) with a walk-in shower room with mains shower above, low level flush w.c., pedestal wash-hand basin, heated towel rail, frosted window to side.



EXTERNALLY

To the Front

The property is approached via an adopted estate road with tarmac driveway with parking for 3-4 cars into car port.





To the Rear

A spacious rear garden, mostly laid to lawn, sloping down to the river.





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'.

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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

The property benefits from mains water, electricity and drainage. Mains gas central heating.

Tenure - Freehold.

Council Tax Band D (Ceredigion County Council).

MATERIAL INFORMATION

Council Tax: Band D

N/A

Parking Types: Driveway. Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

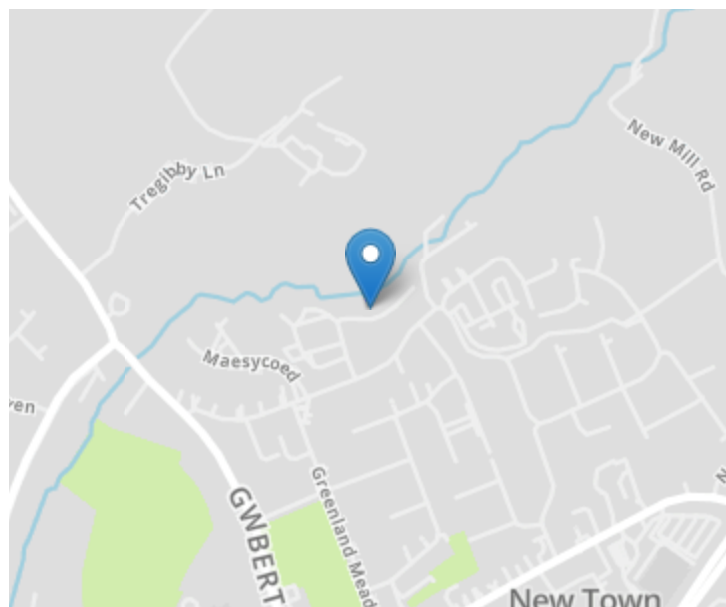
Any risk of coastal erosion? No

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 proceed on North Road, taking the left hand turning onto the B4548 by Cardigan Bowls club sign posted Gwbert. Proceed along this road for 60 yards, passing Park Avenue on your right hand side, take the next right hand turning onto Cnwc Y Dintyr. Proceed for a further 100 yards passing the entrance to Maes Y Coed, taking the next left turning into Grove Park, continue along this road for approximately 50 yards, turning right onto Grove Park and the property can be seen 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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