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Attention Investors! Impressive town centre apartment buildings in excellent order. Cardigan. West Wales.









Gwynfryn & Pantycelyn Flats, Pendre, Cardigan, Ceredigion. SA43 1JU.

£650,000

R/5539/RD

** Attention Investors! ** Impressive town centre apartments investment opportunity ** Gross income just under £30,000 pa - potential for greater per block of apartments ** Recently refurbished and modernised ** Ideal premises with immediate income ** Low maintenance ** Walking distance to town centre amenities ** Fully up to date regulations ** Fire alarms fitted ** Impressive period properties ** One of the best performing investment opportunities within Cardigan town centre to come on the market for some time **

The properties are positioned within the Pendre area of Cardigan along one of the main thoroughfares into the town centre. Cardigan offers a good level of local amenities and services including primary and secondary schools, 6th form college, community hospital, traditional high street offerings, local cafes, bars, and restaurants, theatre and cinema, retail parks, supermarkets and industrial estates. Cardigan is the largest town within Ceredigion being on the borders of Pembrokeshire and the National Park. The property is situated on the upper end of Pendre adjoining with Aberystwyth Road and North Road along the A487 heading out of the town.

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GENERAL

The property comprises of a 3 storey mid-terrace dwelling likely to have been constructed within the late 1800's to early 1900's forming part of a terrace of 3 properties..

The property is extremely well presented bound by slate and stone forecourt to front with decorative wrought iron railings.

The properties benefit from feature Bay windows to ground and first floor along with traditional sash windows to all rooms.

To the rear, the property benefits from large extended garden area used by the apartments which have 6' high stone and brick wall boundaries. Gwynfryn's rear garden can only be accessed via Flat 2.

We note that the properties benefit from full fire and electrical gas safety certificates.

PANTYCELYN FLATS;-

The property comprises of a 3 storey end terrace property comprising of 4 flats, a similar layout to Gwynfryn. (Ref R/4361/RD)

This property has been subject to grant improvement with full refurbishment both internal and external to provide a high quality investment property.

Notable features such as bay windows, sash windows, decorative front porch, wrought iron railings on a stone and slate wall and pointing to the stonework are notable features.

We also understand that the property benefits from side access from the adjoining Brooklands which provides external access to Flat 2 within this building.

MONEY LAUNDERING REGULATIONS

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

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.

GWYNFRYN ACCOMMODATION

ENTRANCE HALLWAY

Accessed via decorative front porch and hardwood door with fanlight over, tiled flooring, meter cupboard, understairs cupboard with Belfast sink, original staircase to first floor.

FLAT 1

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Access via fire door into;

Internal Hallway

and access to:

Lounge

11' 1" x 12' 7" (3.38m x 3.84m) with bay window to front, multiple sockets, radiator, tiled flooring.

Kitchen

12' 1" x 12' 7" (3.68m x 3.84m) oak effect base and wall units, electric oven and grill, electric hobs with extractor over, Worcester oil boiler, tiled flooring, washing machine connection, stainless steel sink and drainer with mixer tap.

Rear Inner Hallway

With external door.

Shower Room

6' 6" x 6' 1" (1.98m x 1.85m) tiled enclosed shower unit, WC, single wash hand basin, radiator, tiled flooring.

Bedroom 1

8' 0" x 10' 5" (2.44m x 3.17m) double bedroom, window to rear, fitted cupboards, radiator.

Externally

Garden slate flagstone flooring, 5' fence to boundary.

FIRST FLOOR

Split Level Landing

Split level landing by the original staircase and access to:

FLAT 2

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With Inner Hallway with Velux roof light over, radiator, continuing onto:

Landing

With radiator, Velux roof light over.

Bedroom 1

6' 3" x 15' 3" (1.91m x 4.65m) double bedroom, radiator, side window, multiple sockets.

Bedroom 2

15' 7" x 10' 8" (4.75m x 3.25m) double bedroom, window to rear and side, multiple sockets, radiator.

Bathroom

6' 4" x 9' 7" (1.93m x 2.92m) white panelled bath with shower over, WC, radiator, half tiled walls, single wash hand basin.

Open Staircase

with access to ground floor.

Open Plan Kitchen/Dining Room/Living Space

10' 5" x 32' 7" (3.17m x 9.93m) with oak effect kitchen Formica worktop, stainless steel sink and drainer with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, tiled flooring, external door to garden, spotlights to ceiling.

Externally

Garden slate flagstone slabs and raised garden area to the rear of the property with space for washing line and 6' boundary fence with extended rear garden over.

FLAT 3

Lounge

12' 3" x 12' 9" (3.73m x 3.89m) bay window to front, multiple sockets, radiator, open plan into:
Kitchen with a range of base and wall units, radiator, multiple sockets, washing machine connection, electric oven and grill, inductions hobs, stainless steel sink and drainer with mixer tap.

Bedroom 1

11' 8" x 13' 2" (3.56m x 4.01m) double bedroom, window to rear, radiator, multiple sockets, housing Worcester gas boiler.

Bathroom

4' 7" x 6' 4" (1.40m x 1.93m) with enclosed shower, WC, single wash hand basin, radiator

FLAT 4

Entrance Hallway

With continuing staircase to third floor.

Kitchen

7' 3" x 12' 8" (2.21m x 3.86m) oak base and wall units with stainless steel sink and drainer and mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, window to front, radiator.

Lounge

11' 8" x 12' 7" (3.56m x 3.84m) window to front, radiator, multiple sockets, TV point.

Bedroom 1

9' 5" x 12' 9" (2.87m x 3.89m) double bedroom, fitted wardrobes, radiator, housing Worcester gas boiler.

SECOND FLOOR

Landing

with Velux roof light over.

Bathroom

7' 2" x 7' 3" (2.18m x 2.21m) panelled bath with shower over, WC, single wash hand basin, radiator, half tiled walls.

Bedroom 2

11' 1" x 15' 2" (3.38m x 4.62m) double bedroom, Velux roof lights over, radiator, fitted cupboards.

PANTYCELYN FLATS

GROUND FLOOR

Entrance Hallway

via hardwood door, fan light over, meter cupboard, tiled flooring, understairs cupboard, archway.

FLAT 1

Internal Hallway

Accessed via fire door, tiled flooring.

Lounge

13' 2" x 10' 8" (4.01m x 3.25m) bay window to front, tiled flooring, multiple sockets, TV point.

Kitchen

13' 7" x 10' 5" (4.14m x 3.17m) oak effect base and wall units, electric oven and grill, electric hobs with extractor over, Worcester oil boiler, tiled flooring, washing machine connection, stainless steel sink and drainer with mixer tap.

Rear Inner Hallway

13' 7" x 10' 5" (4.14m x 3.17m) with external door to garden.

Bathroom

With corner shower, WC, single wash hand basin, radiator.

Bedroom 1

8' 6" x 10' 4" (2.59m x 3.15m) double bedroom, side window, radiator.

FIRST FLOOR

Split Level Landing

Providing access to:

FLAT 2

Inner Hallway

With Velux roof light over, radiator, continuing onto:

Landing

With radiator, Velux roof light over.

Bedroom 1

6' 3" x 15' 3" (1.91m x 4.65m) double bedroom, radiator, side window, multiple sockets.

Bedroom 2

15' 7" x 10' 8" (4.75m x 3.25m) double bedroom, window to rear and side, multiple sockets, radiator.

Bathroom

6' 4" x 9' 7" (1.93m x 2.92m) white panelled bath with shower over, WC, radiator, half tiled walls, single wash hand basin.

Open Staircase

With access to ground floor.

Open Plan Kitchen/Dining Room/Living Space

10' 5" x 32' 7" (3.17m x 9.93m) with oak effect kitchen, Formica worktop, stainless steel sink and drainer with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, tiled flooring, external door to garden, spotlights to ceiling.

EXTERNALLY

Garden

Slate flagstone slabs and raised garden area to the rear of the property with space for washing line and 6' boundary fence with extended rear garden over.

FLAT 3

Inner Hallway

With access to;

Bathroom

7' 3" x 3' 5" (2.21m x 1.04m) with enclosed corner shower, single wash hand basin, WC, radiator.

Lounge

13' 2" x 10' 6" (4.01m x 3.20m) with bay window to front, multiple sockets, radiator.

Bedroom 1

13' 4" x 10' 7" (4.06m x 3.23m) double bedroom, window to rear, multiple sockets, radiator, housing gas boiler, fitted cupboards.

Kitchen

With a range of base and wall units, stainless steel sink with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over.

SECOND FLOOR

FLAT 4

Entrance Hallway

Providing access to:

Kitchen

6' 7" x 13' 1" (2.01m x 3.99m) with a range of base and wall units, stainless steel sink with mixer tap, washing machine connection point, electric oven and grill, induction hobs with extractor over, window to front.

Lounge

11' 1" x 12' 7" (3.38m x 3.84m) window to front, radiator, multiple sockets, TV point.

Bedroom 1

12' 8" x 9' 8" (3.86m x 2.95m) double bedroom, window to rear, fitted cupboard, multiple sockets, radiator.

THIRD FLOOR

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Accessed via internal staircase with Velux roof light over.

Bedroom 2

10' 6" x 18' 5" (3.20m x 5.61m) double bedroom, Velux roof light to rear, radiator, fitted cupboards.

Bathroom

7' 4" x 7' 3" (2.24m x 2.21m) panelled bath with shower over, WC, single wash hand basin, radiator, half tiled walls.

Services

Services - We are advised that the property benefits from mains water, electricity and drainage. We understand that each flat is metered separately.

Flat 1 - D - 68/78 - Expiry 11/8/31

Flat 2 - D - 57/88 - Expiry 11/8/31

Flat 3 - D - 68/80 - Expiry 11/8/31

Flat 4 - D - 56/77 - Expiry 11/8/31

Council Tax Information:

Flat 1 - A - £902

Flat 2 - B - £1,053

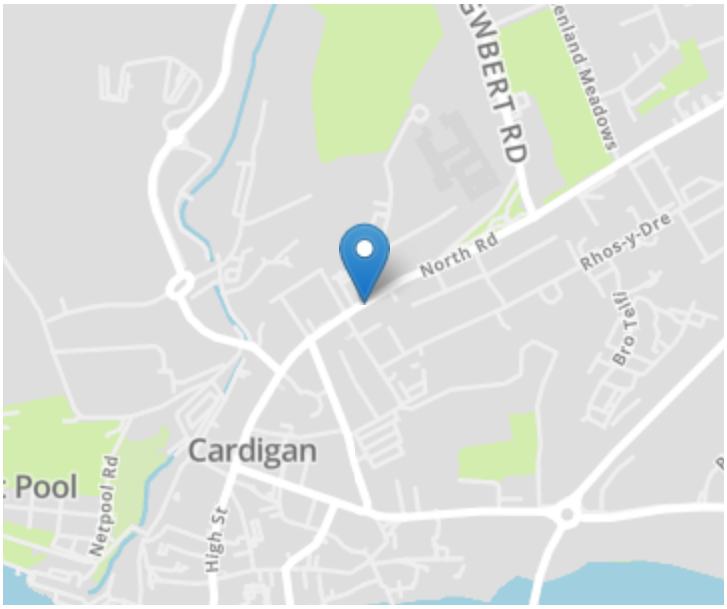
Flat 3 - A - £902

Flat 4 - B - £1,053

MATERIAL INFORMATION

Council Tax:
N/A
Parking Types: None.
Heating Sources: Gas.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
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

Travelling north from Cardigan High Street onto Pendre, proceed towards Aberystwyth Road and the property is located on the left hand side just after the commencement of the one way system.

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

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