



**jjmorris.com**



## 74 North Road, Cardigan – SA43 1AA

£275,000 Freehold

This impressive four bedroom end-terrace house offers spacious and versatile accommodation, ideally located within walking distance to the town centre. The property is presented in excellent condition throughout and features three generous reception rooms, providing flexible living space that can be tailored to suit a variety of needs, such as a formal lounge, dining room, or home office. The welcoming entrance hall leads to the principal reception rooms and a well-appointed kitchen, which benefits from ample storage and workspace. Upstairs, there are four well-proportioned bedrooms, each offering comfortable accommodation for a growing family or guests.

Council Tax band: D

Tenure: Freehold



### Cont..

To the rear of the property, you will find a delightful, enclosed garden that is both well-stocked and beautifully maintained. The garden comprises a lush lawn area, ideal for children to play or for relaxing outdoors, as well as a paved patio that provides the perfect setting for al fresco dining or entertaining guests. A pathway weaves through the garden, enhancing the sense of space and accessibility. Mature shrubs and planting beds offer year-round interest and privacy, while secure fencing ensures a safe and secluded environment. This charming outdoor space is a true highlight of the property, offering a tranquil retreat just moments from the amenities of the town centre. Whether you are seeking a family home with ample space inside and out, or a property with easy access to local shops, schools, and transport links, this four bedroom end-terrace house is sure to impress. Early viewing is highly recommended.

### Accommodation Comprises:

uPVC double glazed door to:

#### Vestibule

Dado rail, decorative floor tiles, glazed door to:

#### Hall

Radiator, stairs rising off, doors to:



### **Living Room**

With attractive fireplace, bay window and radiator.

### **Sitting Room**

Radiator, uPVC window.

### **Side Passageway**

uPVC door to the front, doors to:

### **Toilet**

With WC and hand wash basin, tiled walls, uPVC double glazed window.

### **Sitting Room**

With gas fire installed, side bay window, airing cupboard, radiator.

### **Kitchen**

Having a range of wall and base units, wall mounted Worcester mains gas combi boiler, plumbing for washing machine, sink unit, part tiled walls and tiled floor. Triple aspect uPVC double glazed windows, Space for washing machine. uPVC door to the rear.



## **FIRST FLOOR**

### **Landing**

Split level landing with uPVC double glazed window, doors to:

### **Bedroom One**

At the rear with pedestal hand wash basin, radiator. uPVC double glazed window, built in wardrobes.





### **Bathroom**

Having a walk-in shower, low level toilet, hand wash basin. Panelled walls and uPVC double glazed window.

### **Bedroom Two**

uPVC double glazed window, radiator, pedestal hand wash basin, ornamental fireplace.

### **Bedroom Three**

Pedestal hand wash basin, radiator, uPVC double glazed window to the front.

### **Bedroom Four**

uPVC double glazed window, radiator.

### **Utilities and Services**

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band D What3Words: [///javelin.propelled.every](https://www.what3words.com/#!/javelin.propelled.every)



## GARDEN

To the rear there is a well-stocked, enclosed garden and lawn area, patio and pathway.



You can include any text here. The text can be modified upon generating your brochure.

