



jjmorris.com



2 Llyn Y Felin Gwbert Road, Cardigan – SA43 1AL

£199,950 Freehold

A traditional two bedroom cottage situated in the heart of Cardigan, on the favoured residential location of Gwbert Road, just a short walking distance to the main high street and other facilities. The accommodation comprises: hall, living room, dining room, kitchen and utility. To the first floor there are two good sized bedrooms and a bathroom with dressing room. Externally, there is parking and generous gardens.

Council Tax band: TBD

Tenure: Freehold



Accommodation Comprises:

uPVC entrance door with glazed panels, opens to:

Hall

Under stair cupboard, doors to:

Living Room

Gas fire set on a tiled hearth, uPVC double glazed window to the rear, radiator. Door to:

Kitchen

Having a range of wall and base units with work surface over, inset sink and drainer, with mixer tap over. Space for cooker, tiled splash back, radiator, two uPVC double glazed windows. Opening to:

Utility Area

Pedestal hand wash basin, plumbing for washing machine, two uPVC double glazed windows.

Dining Room

uPVC double glazed bow window to the front elevation, radiator, stairs rise off to the first floor.

First Floor

Landing

Loft access, doors to:

Bedroom One

uPVC double glazed window to the rear, radiator, range of built in wardrobes/storage cupboards.

Bedroom Two



Accommodation Comprises:

uPVC entrance door with glazed panels, opens to:

Hall

Under stair cupboard, doors to:

Living Room

Gas fire set on a tiled hearth, uPVC double glazed window to the rear, radiator. Door to:

Kitchen

Having a range of wall and base units with work surface over, inset sink and drainer, with mixer tap over. Space for cooker, tiled splash back, radiator, two uPVC double glazed windows. Opening to:

Utility Area

Pedestal hand wash basin, plumbing for washing machine, two uPVC double glazed windows.

Dining Room

uPVC double glazed bow window to the front elevation, radiator, stairs rise off to the first floor.

First Floor

Landing

Loft access, doors to:

Bedroom One

uPVC double glazed window to the rear, radiator, range of built in wardrobes/storage cupboards.

Bedroom Two





Accommodation Comprises:

uPVC entrance door with glazed panels, opens to:

Hall

Under stair cupboard, doors to:

Living Room

Gas fire set on a tiled hearth, uPVC double glazed window to the rear, radiator. Door to:

Kitchen

Having a range of wall and base units with work surface over, inset sink and drainer, with mixer tap over. Space for cooker, tiled splash back, radiator, two uPVC double glazed windows. Opening to:

Utility Area

Bedroom One

uPVC double glazed window to the rear, radiator, range of built in wardrobes/storage cupboards.

Bedroom Two

uPVC double glazed window to the front, radiator.

Dressing Room/Bathroom

Dual aspect uPVC double glazed windows, two radiators, panel bath, pedestal hand wash basin, low flush w.c. Tiled walls, extractor fan.

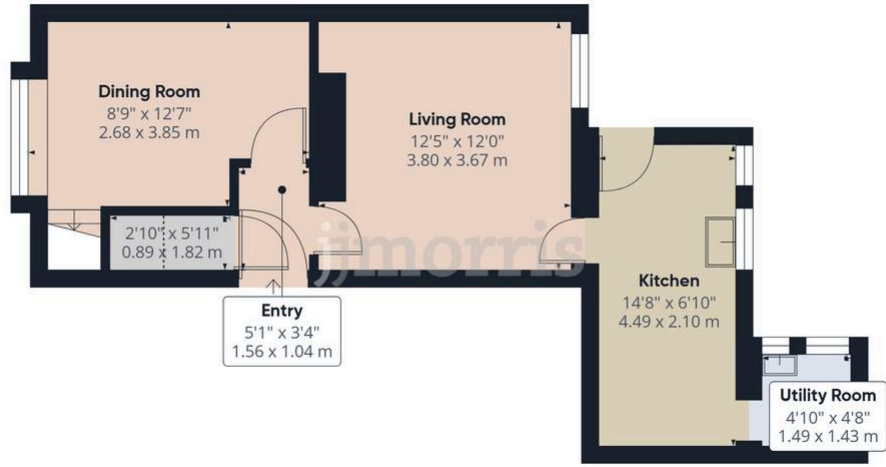
Utilities & Services

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



GARDEN

Generous sized lawned garden to the rear.



Floor 0



Floor 1



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

