



6 Napier Street, Cardigan, SA43 1ED

£259,950

A stunning fully refurbished four bedroom town house situated within easy walking distance of Cardigan Town, close to all local amenities and schools. The accommodation is set over three floors and briefly comprises: entrance hall, living/dining room, rear hall, study, w.c. Kitchen/breakfast room. To the first floor there are two bedrooms and a four piece family bathroom, with a further two bedrooms to the second floor. The rear garden has been designed with ease of maintenance in mind. Viewing highly recommended to appreciate the accommodation on offer.



Upvc entrance door to:

### Hall

Stairs rise off to the first floor, radiator, wood effect flooring, recessed spotlights. Door to:

### Living/Dining Room



Spacious room with Upvc double glazed bay window to the front elevation, recessed lighting throughout, wall mounted electric fire, wood effect flooring to dining area. Understairs storage, radiators. Door to:

### Rear Hall



Wood effect flooring, Upvc window and door to the rear, built in storage, recessed spotlights, radiator. Doors to:

### Study/Potential Bedroom



Wood effect flooring, built in recessed shelving, radiator, recessed spotlights, radiator, internal glazed window. Door to:

### W.C.



Low flush toilet, wall mounted hand wash basin with tiled splash back, extractor fan, sun tunnel providing natural light, wood effect flooring.

### Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surface over, inset 1.5 bowl sink unit with drainer, four ring gas hob with extractor fan over, twin electric ovens, pan drawers, bottle rack, tiled splash back, breakfast bar/island, void and plumbing for dishwasher, wood effect flooring, Upvc double glazed window to the rear. Recessed spotlights, wall mounted, concealed gas boiler.

### FIRST FLOOR

#### Landing

Split level landing with recessed lighting and doors to:

#### Bedroom One



Upvc bay window to the front elevation, built in wardrobe with sliding doors, recessed storage cupboards, recessed spotlights, radiator.

## Bedroom Two



Upvc double glazed window to the rear, recessed storage cupboards, recessed lighting.

## Family Bathroom



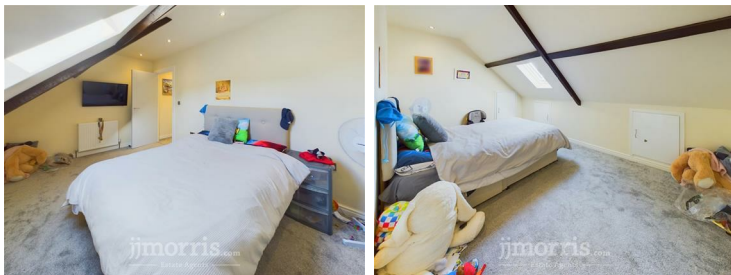
A spacious room with well planned four piece suite comprising: corner bath with waterfall tap and tiled surround, vanity unit with hand wash basin set in, concealed cistern and toilet, corner shower enclosure. Heated towel rail, radiator, extractor fan, Upvc double glazed window to the rear, built in storage.

## SECOND FLOOR

### Landing

Turned staircase with roof window over, recessed lighting, doors to:

### Bedroom Three



Roof window, eaves storage, radiator, recessed spotlights.

### Bedroom Four



Roof window, eaves storage, radiator, recessed spotlights.

## Externally



The rear garden has been designed with ease of maintenance in mind, an ideal space for entertaining or relaxing, enclosed by timber fencing with a rear pedestrian gate.

Whilst there is no parking directly associated with the property, there are time limited bays to the front of the property and a council car park within around 100 yards, that offers parking permits. We also understand that the nearby Masonic Lodge also offer parking permits, which is around 50 yards from the property

## Utilities & Services

Heating Source: Gas fired combi boiler.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: C

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## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 20mbps upload and 80mbps download. Please

note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

Three Voice - Yes & Data - Yes

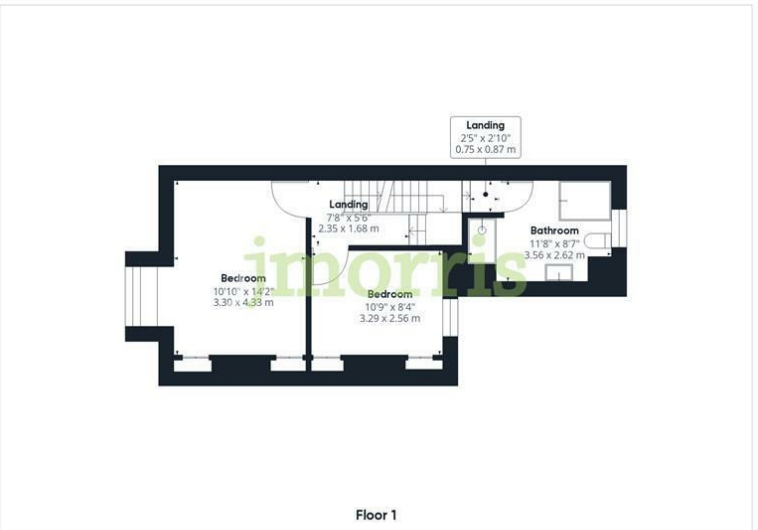
O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



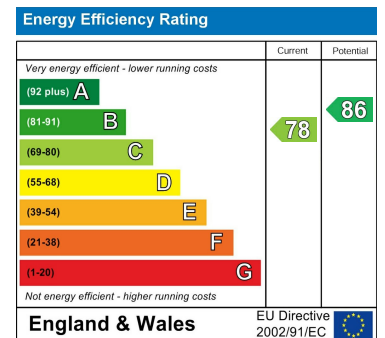
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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