



Cardigan, Cardigan, SA43

£275,000

Offers in Region of

Tenure: Freehold, **Bedrooms:** 3

HouseSimple is pleased to present this property in Cardigan. This property is ideally situated for those who wish to live and work along the Ceredigion/Pembrokeshire corridor. With this area becoming an increasingly popular holiday destination, the property is in a prime location to be purchased a

Key features:

- gated.
- drive
- garden
- No chain

Extra info:

- **Property Age:** 21 years
- **Council Tax:** Band E (£1820.00 per-annum)
- **Double Glazing:** All
- **Heating:** Oil
- **Parking:** Private Driveway



HouseSimple is pleased to present this property in Cardigan.

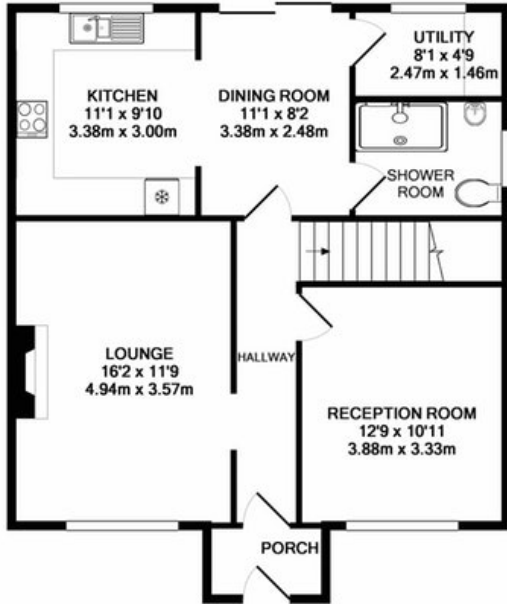
This property is ideally situated for those who wish to live and work along the Ceredigion/Pembrokeshire corridor.

With this area becoming an increasingly popular holiday destination, the property is in a prime location to be purchased as a holiday home for rental or personal purposes. Having easy access to explore the beautiful coastline.

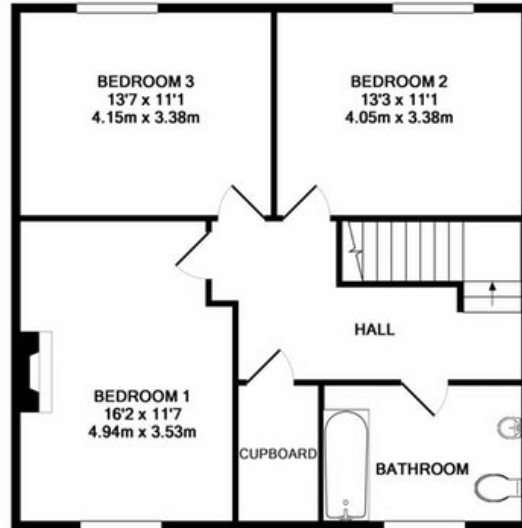
The property is set in the semi rural village of Blaenannerch, which is only a ten minute drive to the popular village of cardigan.

The property is of generous proportions benefits from, low maintenance accommodation and garden/outside spaces, allowing the occupiers to enjoy they're leisure time in this tranquil yet exciting location.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 736 SQ.FT.
(68.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1471 SQ.FT. (136.6 SQ.M.)

Energy Performance Certificate:

SAP

Energy Performance Certificate

Murmur y Gwynt
Blaenannerch
CARDIGAN
SA43 1SN

Dwelling type: Semi-detached house
Date of assessment: 17 November 2010
Date of certificate: 17 November 2010
Reference number: 9282-2813-6997-9790-2035
Type of assessment: RdSAP, existing dwelling
Total floor area: 144 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	70
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	68
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	225 kWh/m ² per year	172 kWh/m ² per year
Carbon dioxide emissions	6 tonnes per year	4.5 tonnes per year
Lighting	£122 per year	£81 per year
Heating	£852 per year	£661 per year
Hot water	£198 per year	£152 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6

MISREPRESENTATION ACT, 1967.

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