



Rhyd Y Groes Tenby Road, Cardigan, SA43 3AH

**£250,000**

A well presented two bedroom detached bungalow situated within walking distance of the town centre with accommodation comprising: canopy porch, hall, living room, dining room, kitchen, two bedrooms and a family bathroom. Externally there is parking and generous gardens.



## Canopy Porch

Tiled floor.

## Entrance Hall



Tiled floor, wooden panelled walls, doors to:-

## Living Room



Wooden flooring, Upvc bay window, radiator, feature fireplace with cast inset with tiled hearth and decorative surround.

## Dining Room



Upvc window, inset log burner with slate hearth, radiator, built-in storage, wood block flooring.

## Kitchen



Having a range of wall and base units with granite work surfaces, 'Belfast' sink, mixer tap, tiled flooring, radiator, space for fridge/freezer, void and plumbing for washing machine, uPVC stable door to garden.

## Bedroom One



Wooden flooring, bay windows, radiator, fireplace.

## Bedroom Two



Large Upvc window, fireplace, built-in wardrobe, built-in storage.

## Bathroom



Toilet, hand wash basin, bath with 'telephone shower' attachment, Upvc window, part tiled walls, tiled flooring, towel rail.

## Externally



Driveway parking to the front, side access to garden, wooden shed, railway sleepers steps down to the lawned area.

## Utilities & Services

Heating Source: Mains gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

### **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 ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Ultrafast 220mbps upload and 1000mbps upload. 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

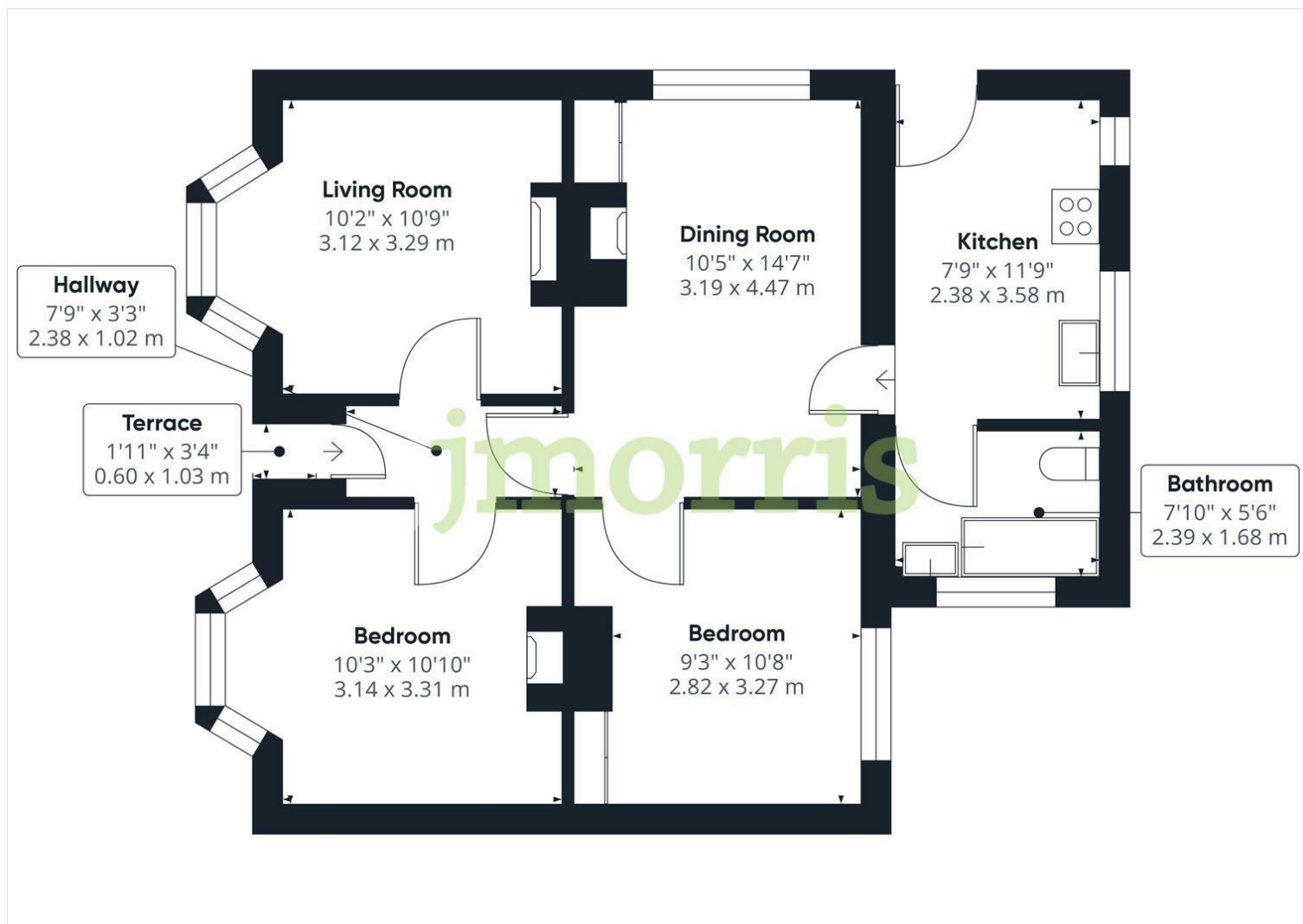
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

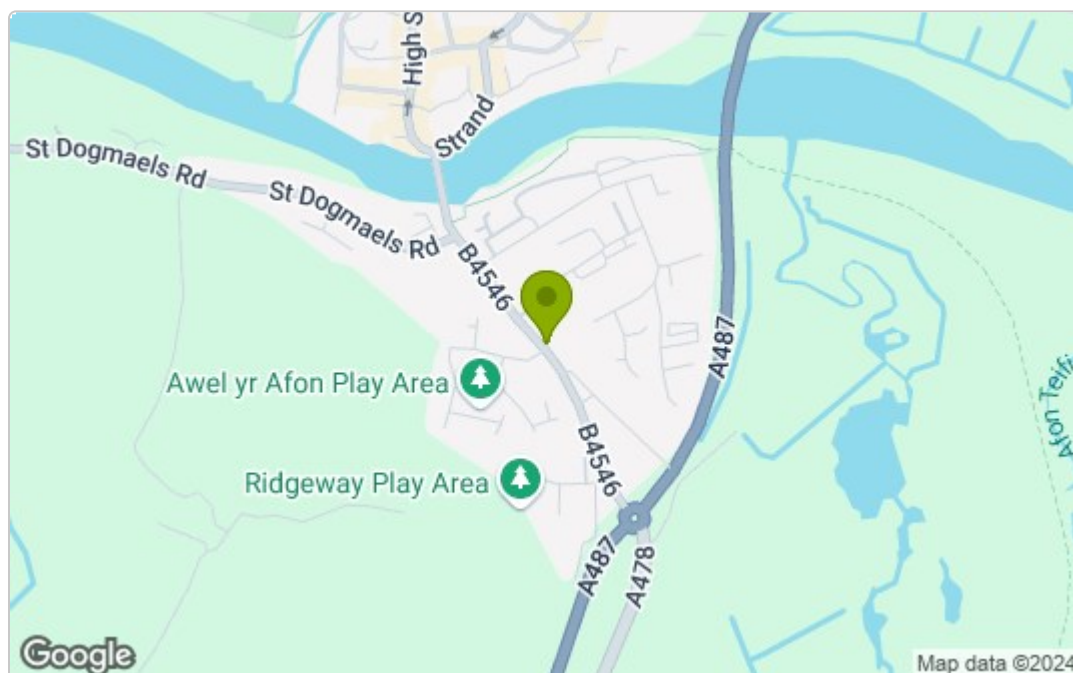
Vodafone. Voice - Yes & Data - Yes

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.

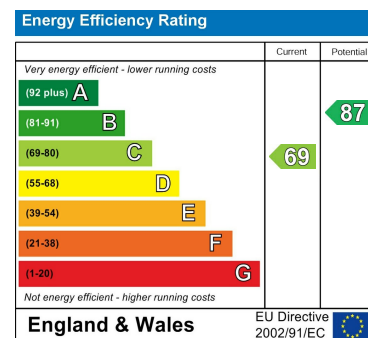
## Floor Plan



## 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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