



Henllys Gwbart Road, Cardigan, SA43 1AF

£350,000

Welcome to this imposing, period semi-detached house located on the sought-after Gwbart Road in Cardigan. This property boasts three reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is plenty of room for the whole family to unwind and make this house a home.

The the property boasts many traditional features throughout including fireplaces, ornate glazing, wood flooring and its iconic 2 storey bay windows. The accommodation comprises: vestibule, hall, study, living room, dining room, kitchen, external utility, landing, four bedrooms and a family bathroom.

Wooden entrance door to:-

Vestibule



Exposed beams, tiled flooring, part glazed door to:-

Hallway



Tiled floor, porthole window, radiator, stairs rising off, doors to:-

Study



Two UPVC windows, wooden flooring, coal effect gas fire, radiator.

Living Room



Turret UPVC window, UPVC window, wooden flooring, coal effect gas fire.

Dining Room



Tiled effect flooring, UPVC window, built-in storage, brick open fire place.

Kitchen

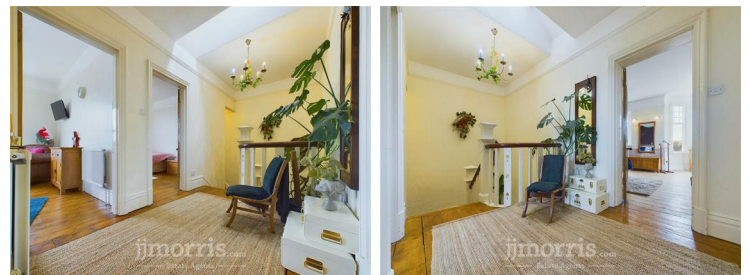


Velux skylight window, gas boiler, having a range of wall and base units, part tiled walls, electric hob, built-in electric oven, extractor fan, UPVC window.

FIRST FLOOR



Landing



Two Velux windows, radiator, loft access, wooden flooring.

Bedroom One



Turret Upvc window, Upvc window, loft access, radiator, fireplace, part tiled floor, part wooden floor.

Bedroom Two



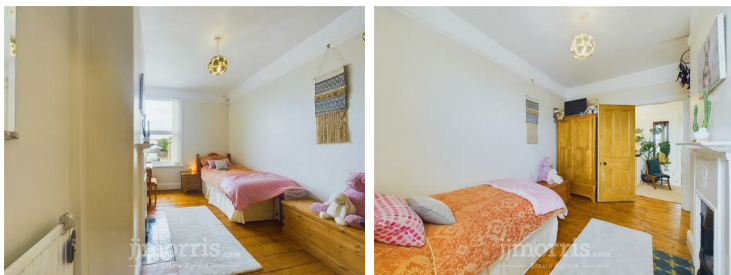
Upvc window, wooden flooring, radiator.

Bedroom Three



Two Upvc windows, built-in storage, radiator, wooden flooring, fireplace.

Bedroom Four



Upvc window, fireplace, part tiled flooring, part wooden flooring.

Bathroom



Wooden steps, tiled walls, tiled floor, corner bath, shower enclosure, Armitage sink with unit, low flush toilet, radiator, Upvc window.

External Utility



Brick walls, wooden window and door, plumbing for washing machine, ceramic wash basin, tiled floor.

Externally



To the front of the property there is a laid to lawn with mature Beech tree. Hardstanding driveway providing ample off road parking space which extends down the side of the house to the rear where there is a Rear garden with a mainly laid to lawn with wall boundaries and a paved patio seating area.

Detached Garage

With up and over door to front.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

buyers should make their own enquiries into the availability of services with their chosen provider.

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion

What Three Words: ///clogging.yours.corrosive

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 16mbps download and Superfast 8mbps upload and 52mbps 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

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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