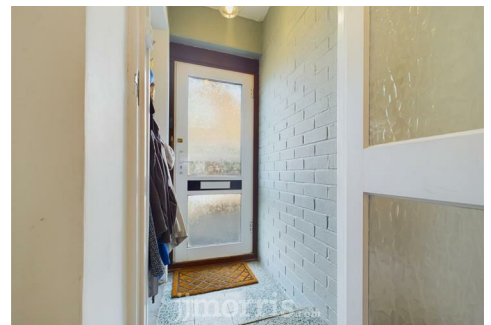




28 Y Rhos, Cardigan, SA43 1NJ

£225,000

A recently refurbished Three Bedroom Semi Detached Bungalow situated within walking distance of Cardigan Town with accommodation comprising: Vestibule, Hall, Living Room, Fitted Kitchen, Two Bedrooms and a Bathroom. To the first floor there is a Bedroom with Ensuite Shower Room. Outside the property has Parking, Garage and Low Maintenance Gardens to the Front and Rear.

Porch



Upvc door, tiled flooring, part glazed door to:-

Hall



Radiator, fuse box, coved ceiling, wood effect floor, built-in storage.

Living Room



Upvc window, coal effect fire, radiator.

Kitchen



Having a range of wall and base units, gas hob with extractor fan over, built-in oven, tiled splashback, part tiled walls, tiled flooring, radiator, stainless steel sink Upvc window, plumbing for dishwasher and washing machine, void for dryer.

Bedroom One



Upvc window, radiator, built-in storage.

Bedroom Two



Upvc window, radiator.

Bathroom



Upvc window, low flush WC, hand wash basin with unit, heated towel rail, part tiled walls, tiled floor, shower cubicle with sliding door.

FIRST FLOOR

Landing



Attic space.

Bedroom Three



Wooden floor, Upvc window, radiator.

Ensuite



Low flush WC, hand wash basin, shower cubicle with electric shower.

Externally



To the front there is a paved front garden, driveway and garage. To the rear, the garden has been paved for ease of maintenance, greenhouse.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///demanding.lance.segments

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 15mbps download and 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

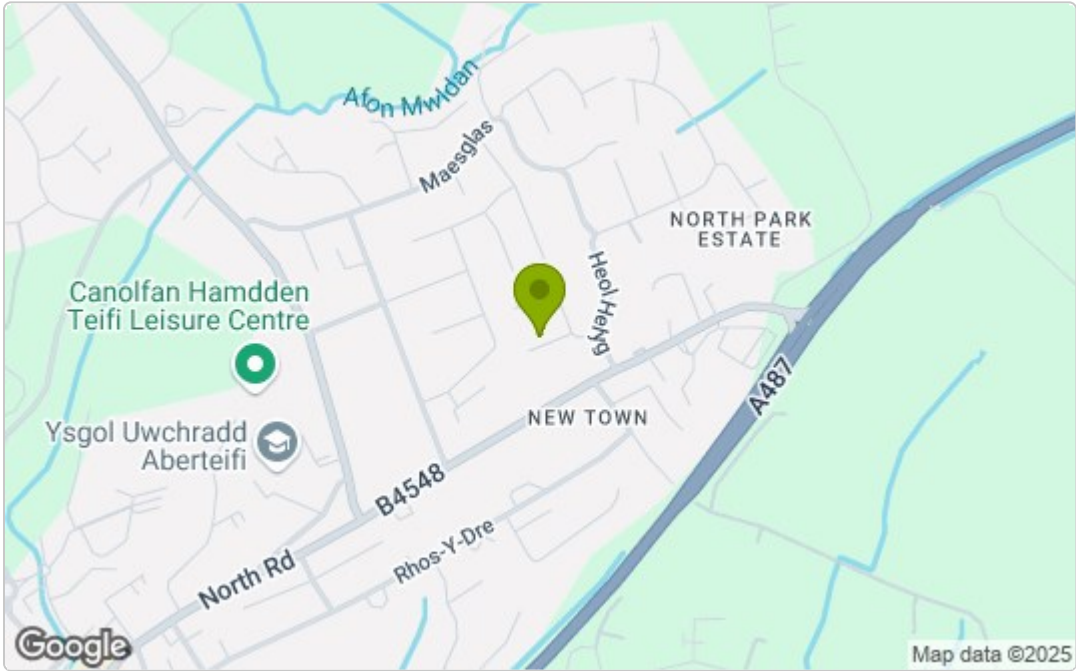
EE Voice - Likely & Data - Likely
Three Voice - Limited & Data - Limited
O2 Voice - Likely & Data - Likely
Vodafone. Voice - Likely & Data - Limited

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.

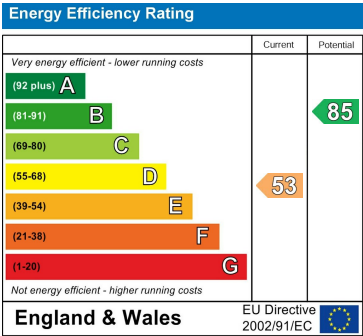
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.