



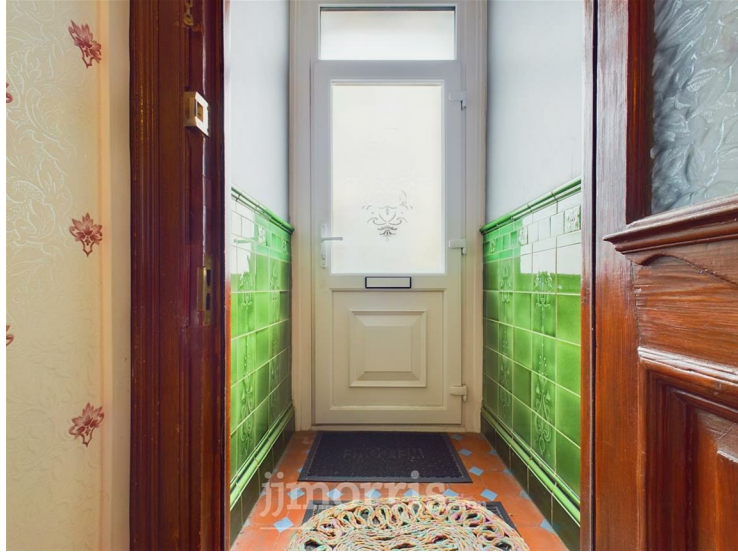
**Awelfa Aberystwyth Road, Cardigan, SA43 1LU**

**£235,000**

A three/four bedroom semi-detached house with large attic room, which may provide scope, subject to planning for further accommodation. The accommodation comprises: vestibule, hall, living room, sitting room, kitchen, pantry, storage, utility, w.c. Boot room. To the first floor there are three bedrooms and a box room, family bathroom and an attic room to the second floor. Externally there is parking and gardens. The location is extremely convenient being within easy travel distance from Tesco, Aldi, Cardigan secondary school and the main shopping parade within Cardigan.



## Porch



Part tiled walls, Upvc door, tiled flooring, coved ceiling, door to:-

## Hall



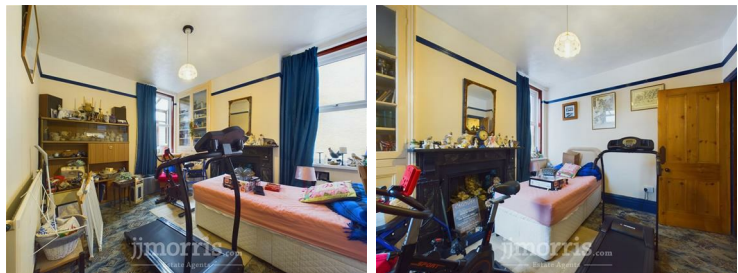
Fuse box, coved ceiling, under stairs storage, stairs rising off to first floor. Doors to:-

## Living Room



Bay window, fireplace, radiator, coved ceiling, picture rail.

## Sitting Room



Two Upvc windows, open fire place, radiator.

## Kitchen



Having a range of wall and base units, stainless steel sink unit, gas cooker, gas hob, stainless steel splashback, part tiled walls, tiled flooring, built-in storage, Upvc window.

## Pantry



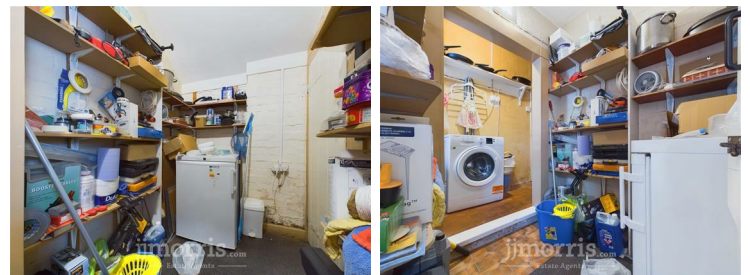
Base units, Upvc window, shelves.

## Utility



Upvc window, boiler, plumbing for washing machine, tiled flooring, part tiled walls.

## Storage Room



Exposed brick wall, shelving, wall light, vinyl flooring.



## WC



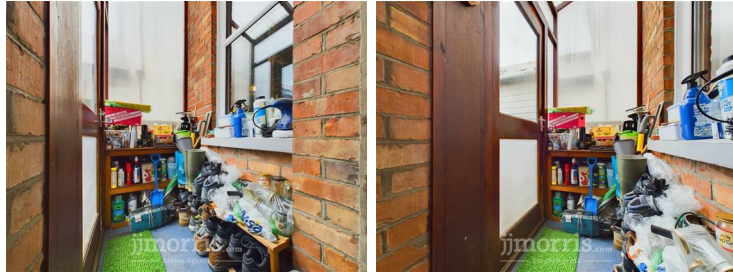
Upvc window, exposed brick walls, low flush WC, corner sink and unit, vinyl flooring.

## Shower Room



Shower enclosure with electric shower, low flush WC, hand wash basin with unit, tiled walls, tiled floor, Upvc window.

## Boot Room



Upvc window, glazed door to the rear.

## Bedroom Two



Two Upvc windows, radiator.

## FIRST FLOOR

### Landing



Stairs to attic room, radiator, loft access.

### Bedroom One



Upvc window, radiator.

### Bedroom Three



Upvc bay window, radiator, fireplace.

### Box Room

Double glazed window to front.

## SECOND FLOOR

### Attic Room



Two Velux windows, exposed beams, eaves storage.

## Externally



To the front of the property is a hardstanding driveway providing ample off road parking, side access leads to the rear where there is a rear garden mainly laid to lawn and hardstanding. There are a variety of shrubs and two sheds.

## Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band E

What Three Words: ///shameless.upper.chestnuts

## 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 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 - Limited  
Vodafone. Voice - Likely & Data - Limited

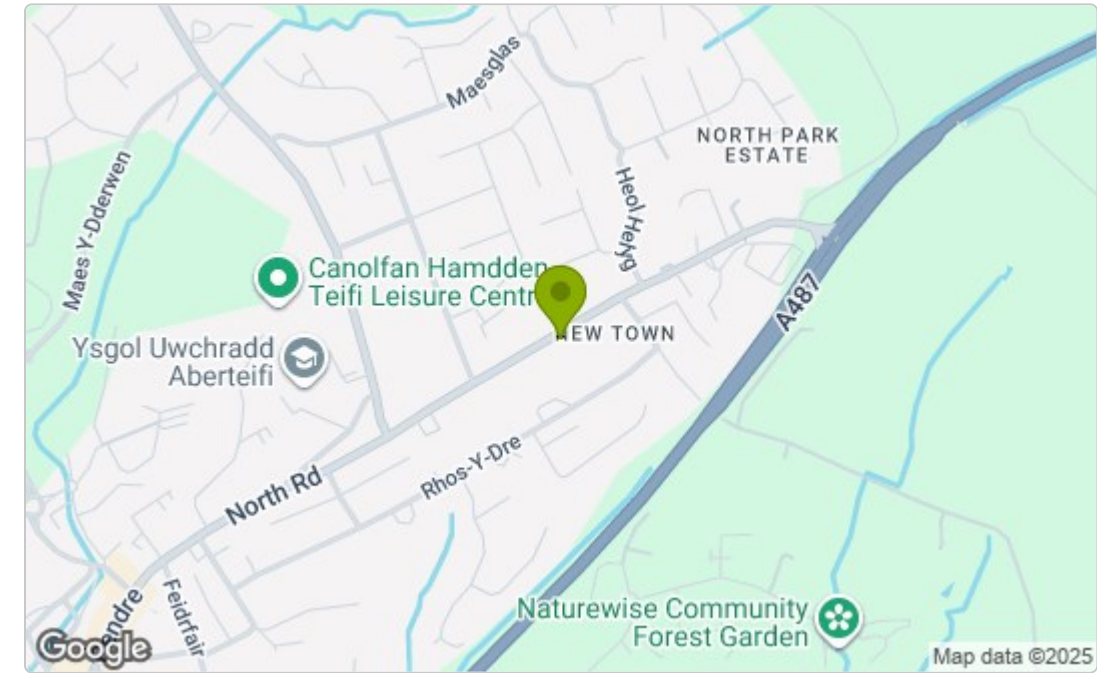
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



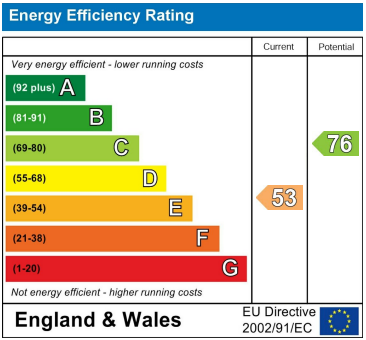
Floor Plan



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.