



8 Heol Helyg, Cardigan, SA43 1NQ

£315,000

A well maintained and presented three bedroom detached bungalow situated within walking distance of Tesco, Aldi, B & M as well as the High Street. The accommodation comprises: Hall, Living Room, Kitchen, Conservatory, Three Bedrooms and a Wet Room. Externally, the property benefits from two driveways, providing plenty of parking for a motorhome or caravan etc. The gardens have been designed with ease of maintenance in mind.

Upvc entrance door to:-

## Hall



Loft access, wooden flooring, two built-in storage cupboards, radiator, Worcester gas boiler, fuse box, gas meter. Doors to:-

## Kitchen



Having a range of wall and base units, Upvc window, integrated dishwasher, built-in oven, gas hob with extractor fan over, stainless steel sink unit, hose tap, tiled flooring.

## Living Room



Upvc window, coal effect gas fire, covered ceiling radiator.

## Bedroom One



Upvc window, covered ceiling, radiator.

## Bedroom Two



Built-in wall and base storage, radiator, covered ceiling, Upvc glazed door to:-

## Conservatory



uPVC construction with double glazed windows, double doors out to the garden, glazed roof, radiator, tiled flooring.

## Bedroom Three



Upvc window, radiator.

## Wet Room



Low flush WC, hand wash basin with unit, heated towel rail, electric shower.

## Externally



## Garage/Workshop



Exposed beams, exposed brick, electric sockets, double Upvc doors.

## Gardens



To the front - driveways to both sides proving plenty of parking, ideal for a caravan or motorhome, decorative coloured gravel.

To rear - Garage, workshop, outside tap, wooden gate, patio area, gravelled area.

## 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 D

What Three Words: ///stems.lateral.pump

## 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

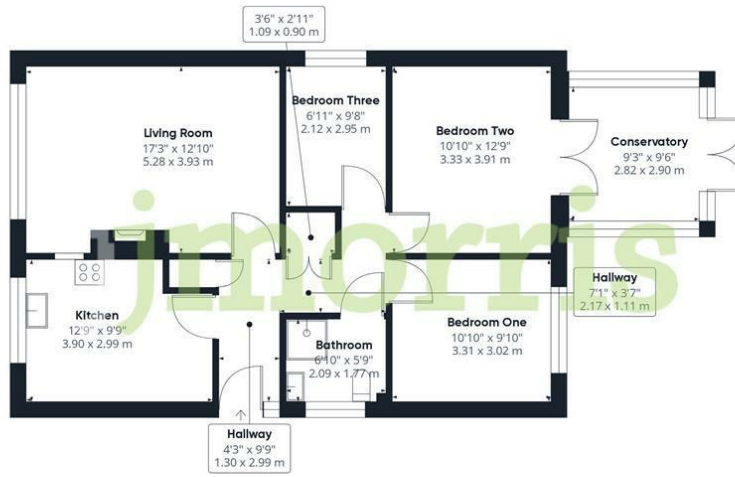
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

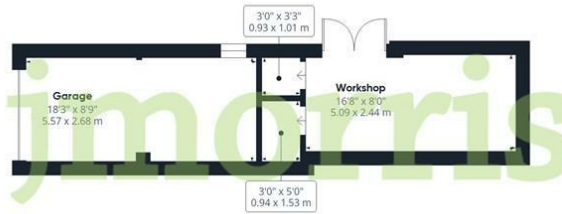
Vodafone. Voice - Likely & Data - Limited

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



Floor 0 Building 1



Floor 0 Building 2

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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