



9 Morgan Street, Cardigan, SA43 1DF

£175,000

A traditional and characterful three bedroom house situated within walking distance of Cardigan Town with accommodation comprising: covered porch, hall, living room, dining room, kitchen/breakfast room, utility room, downstairs toilet. First floor landing, three bedrooms and a family bathroom. Externally, there is a courtyard garden with raised decking.

Conveniently positioned fronting onto Morgan Street within the vibrant Teifi Valley town of Cardigan which offers an excellent range of shopping and schooling facilities is placed well for an easy reach to major food retailers, bus service, excellent shopping, eating and education facilities. Only a few miles inland from the Cardigan Bay coast.

Upvc entrance door to:-

Hall



Wood effect flooring, fuse box, stairs rising off to first floor. Doors to:-

Living Room



Bay window, wood effect flooring, fire place with wooden surround and tiled hearth, radiator, glazed door to:-

Dining Room



Upvc window, wood effect flooring, fireplace, under stairs storage, radiator.

Kitchen



Having a range of wall and base units, stainless steel sink unit, built-in oven, gas hob with extractor fan over, plumbing for washing machine, part tiled walls, Upvc window, wood effect flooring, Upvc door to garden.

Utility



Base units, part tiled walls, tiled flooring, spotlights, radiator, Upvc window, void for dryer, Upvc door to garden.

WC



Low flush WC, tiled floor.

FIRST FLOOR

Landing



Radiator, loft access.

Bedroom One



Upvc bay window plus Upvc window, radiator.

Bedroom Two



Upvc window, radiator.

Bedroom Three



Upvc window, loft access, radiator, built-in storage, boiler.

Family Bathroom



Walk-in shower with screen with Mira electric shower, vanity unit with inset sink, low flush WC, heated towel rail, extractor fan, Upvc window.

Externally



There is a walled railed forecourt to the front. To the rear there is a decking area, outside tap and rear access.

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 C

What Three Words: [///encoding.shopper.acoustics](https://www.what3words.com/encoding/shopper.acoustics)

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 20mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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 - Limited & Data - Limited

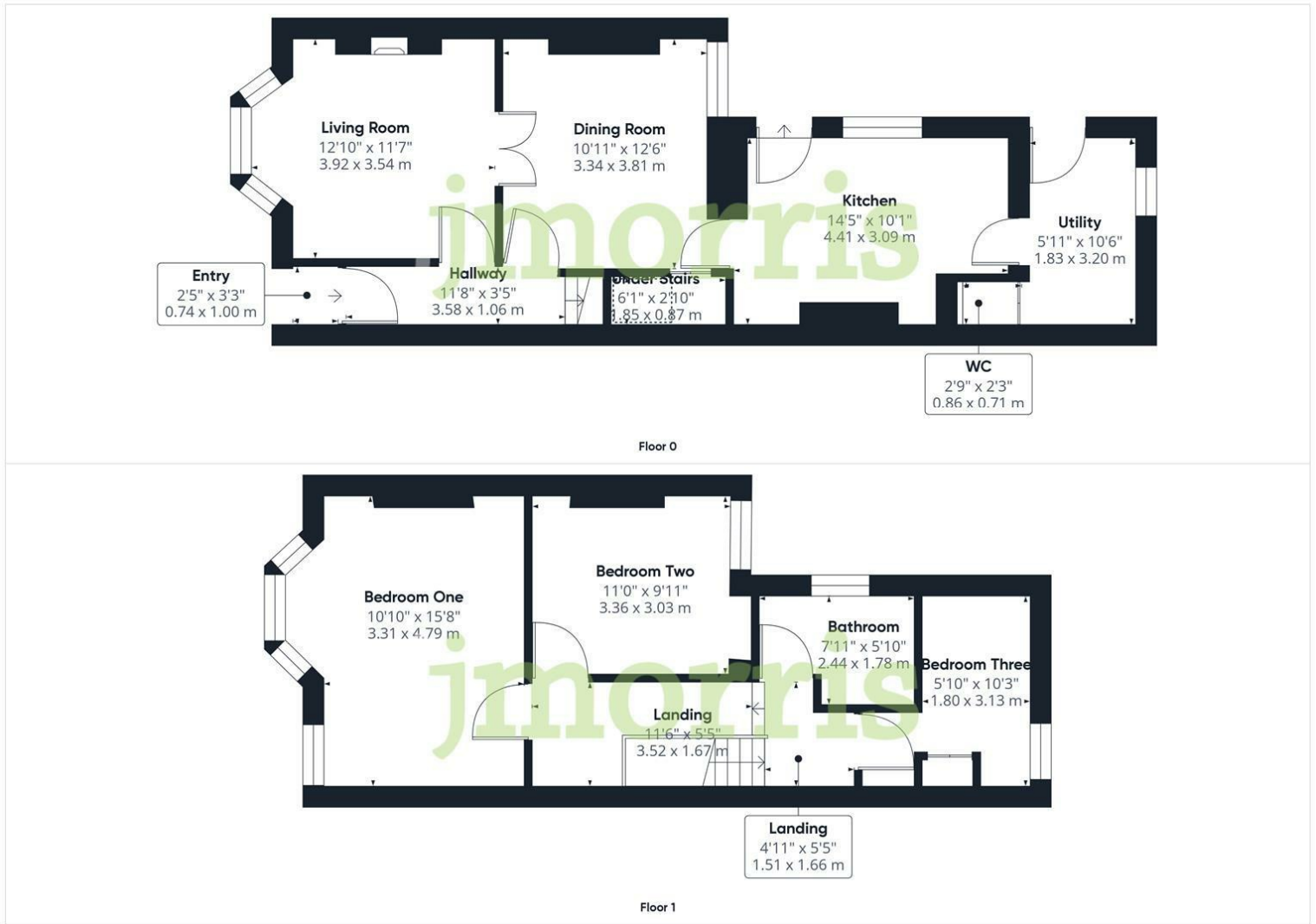
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & 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.

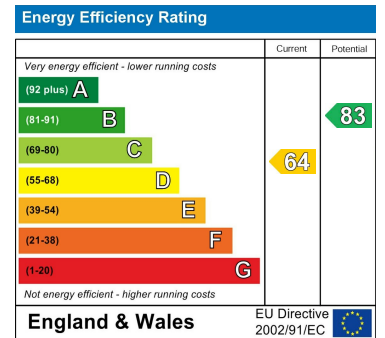
Floor Plan



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

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