



21 Gotrel Estate, Cardigan, SA43 1PJ

Offers Over £325,000

A detached three bedroom bungalow situated on a popular residential development on the outskirts of Cardigan town, just a short distance from the coastline and amenities. The bungalow offers well presented spacious accommodation, which in brief comprises: hall, living room, kitchen, utility, conservatory, w.c. Three bedrooms and a family bathroom. Enjoying front and rear gardens, ample off road parking spaces and an integral garage.

Entrance Hall



"L" shaped hall, wood effect flooring, radiator, coved ceiling, dado rail.

Living/Dining Room



Brick feature fireplace with tiled hearth, Upvc window, coved ceiling, radiator, wall lights, sliding doors to Sun Room.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl sink with drainer and mixer tap over, Belling range hob and cooker with extractor fan over and splashback, wood cladding ceiling, coved ceiling, part tiled walls, tiled floor, radiator, door to:-

Utility



Base units with worktop surface, stainless steel sink unit with mixer tap over, plumbing for washing machine, Upvc window, coved ceiling, part tiled walls, tiled floor.

WC



Low flush WC, integrated corner wash basin with unit, part tiled walls, tiled floor, coved ceiling.

Sun Room



Exposed brick wall, wood effect flooring, interior window, Upvc window, door to Garden.

Bedroom One



Upvc window, radiator, built-in wall and base units, coved ceiling.

Bedroom Two



Upvc window, radiator, built-in wardrobe and wall units, coved ceiling.

Bedroom Three



Upvc window, radiator, coved ceiling.

Family Bathroom



Corner walk-in shower with fitted shower, bath with mixer tap and shower head, low flush toilet, integrated hand wash basin in unit, heated towel rail, spotlights, Upvc window, tiled walls and floor.

Internal Garage

With up and over garage door, access to the partly boarded loft space, oil fired boiler, power and lighting, door back to the hallway.

Externally



The property has a tarmac drive to the front providing parking, access to both sides lead to the rear garden which is laid to lawn with patio area and a timber shed.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric; Mains

Water: Mains

Drainage: Mains

Tenure: Freehold with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What Three Words: [///soonest.hotspots.mealtime](https://www.threewords.co.uk/soonest.hotspots.mealtime)

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 standard broadband available, with speeds up to 1mbps upload and 12mbps 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

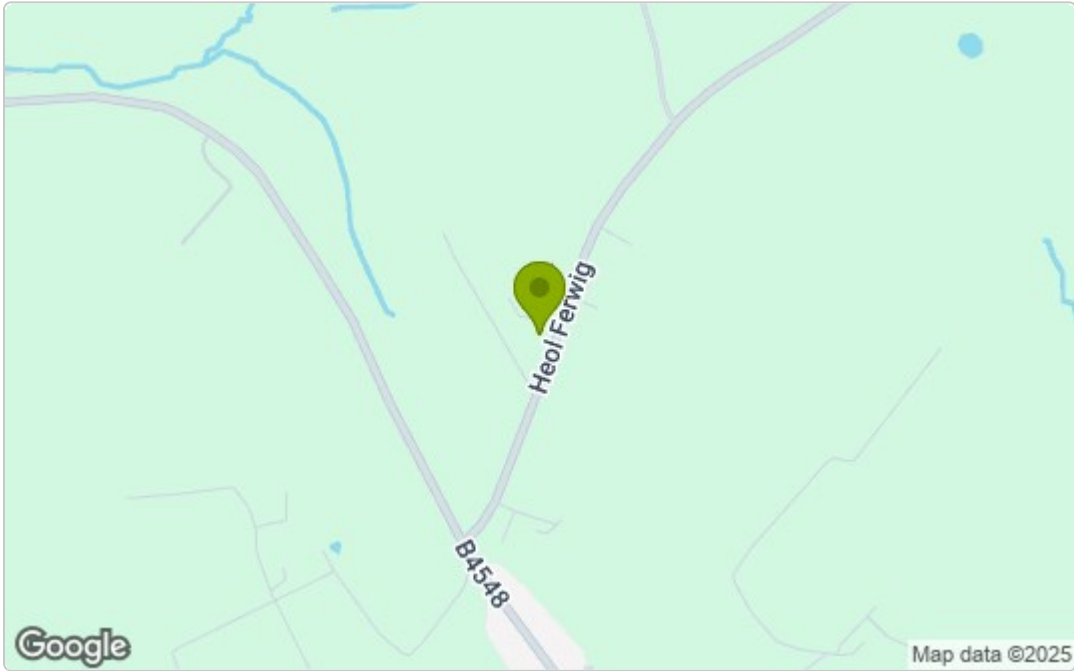
EE Voice - Limited & Data - Limited
Three Voice - Limited & Data - Limited
O2 Voice - Limited & Data - None
Vodafone. Voice - Limited & Data - None

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](https://www.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.

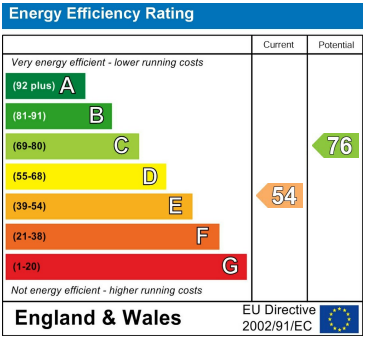
Floor Plan



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.

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