



2 Y Rhos, Cardigan, SA43 1NJ

£259,950

A spacious four bedroom semi detached house situated in a popular residential of Cardigan, just a short walking distance from the schools, shops and high street. The accommodation comprises: hall, living/dining room, study, modern kitchen, master bedroom with balcony, three further bedrooms and a family bathroom. Externally, there is parking, garage and gardens.

Entrance Hall



Stairs rising off to the first floor, radiator, wood effect floor, door to:-

Living/Dining Room



Coal effect gas fire with feature surround, Upvc window, double Upvc door, vertical radiator, wood effect floor.

Study



Upvc window, wood effect floor, under stairs storage.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, electric oven with electric hob and extractor fan over, plumbing for washing machine, space for fridge, part tiled walls, tiled floor, Upvc window, door to:-

Garage

Space for dryer, space for stand-up fridge, exposed brick, access to the front.

FIRST FLOOR

Landing



Loft access, wood panelled ceiling, built-in airing cupboard.

Bedroom One



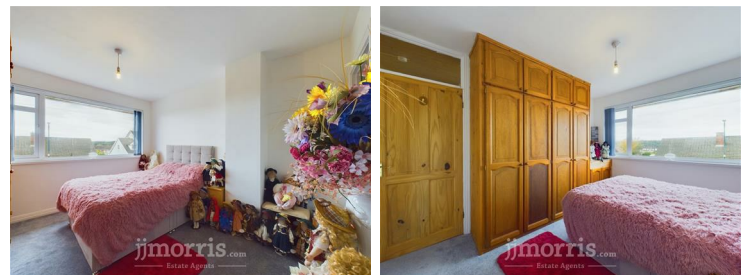
Upvc door to balcony, radiator.

Bedroom Two



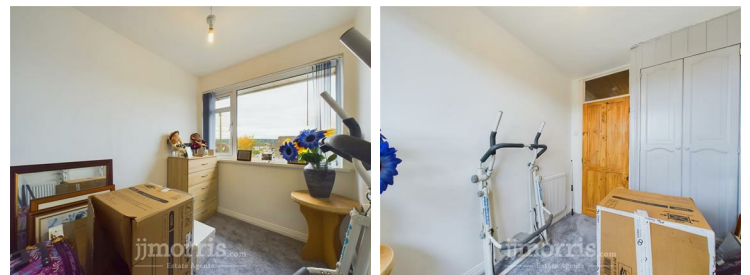
Upvc window, radiator, built-in storage.

Bedroom Three



Upvc window, radiator, built-in storage, fitted wardrobes.

Bedroom Four



Upvc window, radiator, built-in storage.

Family Bathroom



Low flush WC, base unit with hand wash basin over, bath with fitted shower hose, electric shower, heated towel rail, tiled walls, tiled floor.

Externally



To the front there is off-road parking, access to the garage, plants and shrubs and gravel area.

To the rear there is a seating area, lawned garden, path leading to a second seating area.

Utilities & Services

Heating Source: Gas Central Heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3words: ///crafted.cartoons.continued

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

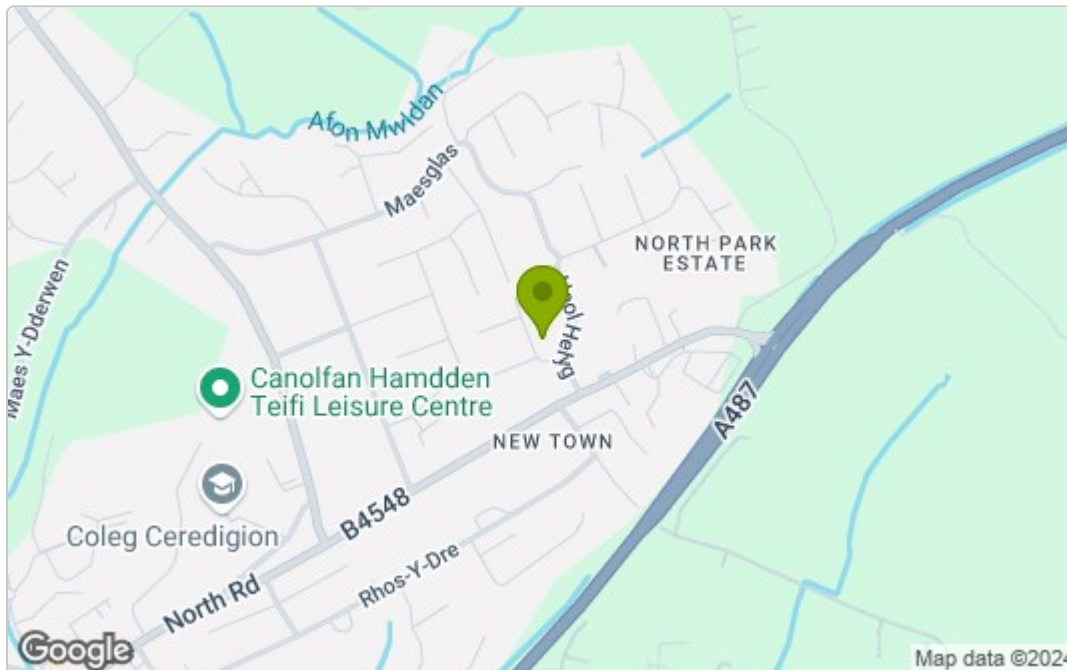
Vodafone. Voice - Likely & Data - Likely

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.

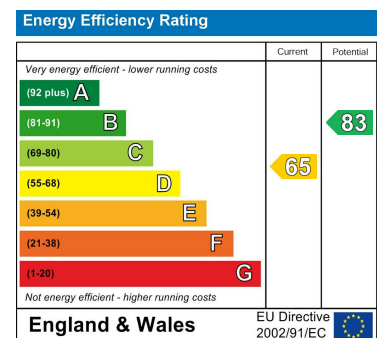
Floor Plan



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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