



**16 Heol Helyg, Cardigan, SA43 1NQ**

**£275,000**

A Three Bedroom Detached Bungalow situated in the popular residential area of North Park Cardigan town which is conveniently situated within walking distance of Tesco, Aldi and B&M with a regular bus service stopping close to the property. The accommodation comprises; Entrance Hall, 'L' Shaped Living/Dining Room, Kitchen, Three Bedrooms and a Wet room. Externally, there is Off Road Parking, Detached Garage and Gardens to the Front and Rear.



## Entrance Hall



Coved ceiling, radiator, loft access, built-in airing cupboard with radiator, built-in storage, doors to:-

## Living/Dining Room



Coal Effect gas fire with feature surround, Upvc double glazed windows to the front and side, coved ceiling, radiators, serving hatch to kitchen.

## Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, plate rack, glazed display cabinet, stainless steel sink and drainer, plumbing for washing machine and dishwasher, built-in Bosch oven, integrated hob with extractor fan over, breakfast bar, part tiled walls, radiators, built-in storage, double glazed window to the side, serving hatch to the Living/Dining Room.

## Bedroom



Upvc double glazed window to the side, coved ceiling, radiator.

## Bedroom



Upvc double glazed window to the rear, coved ceiling, radiator.

## Bedroom



Upvc double glazed window to the rear, coved ceiling, radiator.

## Wet Room



Low flush WC, pedestal hand wash basin, fitted shower, heated towel rail, extraction fan, aqua panel walls, double glazed windows to the side.

## Externally



The property is approached via a tarmac driveway provides parking for several vehicles and leads to the Detached Garage. The Garden to the front is laid to lawn with mature shrubs, a red brick dwarf wall boundary, Access either side leads to the rear, paved patio seating area, lawned area, mature plants and shrubs, wooden summer house.

## Garage



Up-and-over electric door, personal door, two storage sheds behind.

## 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 D

What3Words: ///tall.headed.profitd

## 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 79mbps 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 - Likely & Data - Limited

O2 Voice - Likely & Data - Likely

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



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.

Energy Efficiency Graph

