



73 Bro Teifi, Cardigan, SA43 1DQ

**£175,000**

A three bedroom house situated within walking distance of the market town of Cardigan, providing access to a range of amenities including schooling etc. The accommodation comprises: Hall, W.C Living Room, Kitchen, Landing, Three Bedrooms and a Family Bathroom. There are gardens to the front and rear. Viewing is highly recommended.



Upvc double glazed door, opening to:-

### Hallway



Stairs rising off to the first floor, wood effect flooring, radiator. Door opening to:-

### Living Room



Upvc double glazed window to the rear, wood effect flooring, radiator, Upvc double glazed door opens to:-

### Porch



Wood effect flooring, Upvc double glazed windows and door leading to the garden.

### Kitchen



Having a range of wall and base units with complimentary work surface over, inset 1.5 bowl sink unit with drainer, electric cooker and hob with extractor fan over, tiled splashback, glazed display cabinet, wood effect flooring, radiator, void and plumbing for washing machine.

### WC



Low flush WC, hand wash basin set on a vanity unit with tiled splashback, Upvc double glazed window.

### FIRST FLOOR

Turned staircase leads to:-

### Landing

With doors leading to:-

### Bedroom One

Upvc double glazed window, wood effect laminate flooring, radiator.

### Bedroom Two

Upvc double glazed window, radiator.

### Bedroom Three

Upvc double glazed window and radiator.

### Family Bathroom

Panel bath with electric shower over, pedestal hand wash basin, low flush WC, heated towel rail, tiled walls, Upvc double glazed window, extractor fan.

### Externally

Gated access from the parking area opens to a paved pathway with decorative shale, two useful stores. The rear garden is predominantly laid to lawn with a paved patio and a further access gate enclosed by panel fencing.

### Utilities & Services

Heating Source: Gas central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band B

What3Words: ///spending.landowner.duet

### 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 16mbps download and Superfast 9mbps upload and 55mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

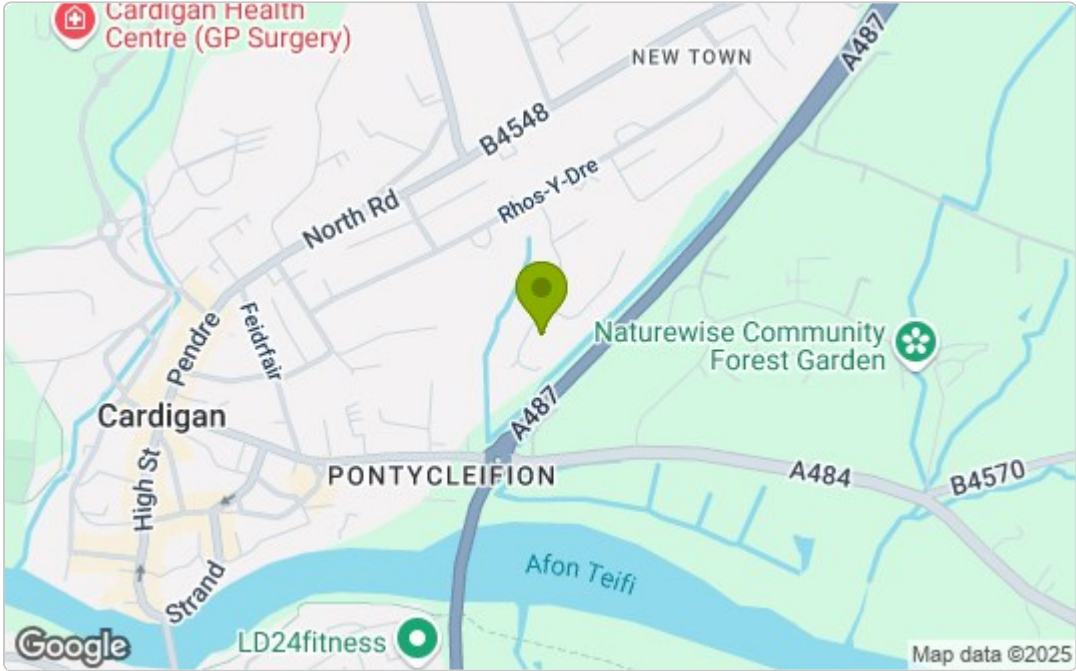
Vodafone. Voice - Limited & Data - Limited

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



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

