



Glasfryn , Cardigan, SA43 1RG

£380,000

Hall

This room is currently being refurbished. uPVC double glazed window to the front, cloaks cupboard, doors to:

Living Room



Coved ceilings, feature fire place, radiator, uPVC windows

Conservatory



Tiled floor, radiator, uPVC windows, doors to the garden.

Kitchen/Diner



Having a range of wall and base units with wood effect work surface and matching upstand, inset 1.5 bowl sink with mixer tap over. Ceramic hob with extractor fan, built in eye-level double oven, space for fridge/freezer, recessed spot lights, radiator. uPVC double glazed window, space for dining table.

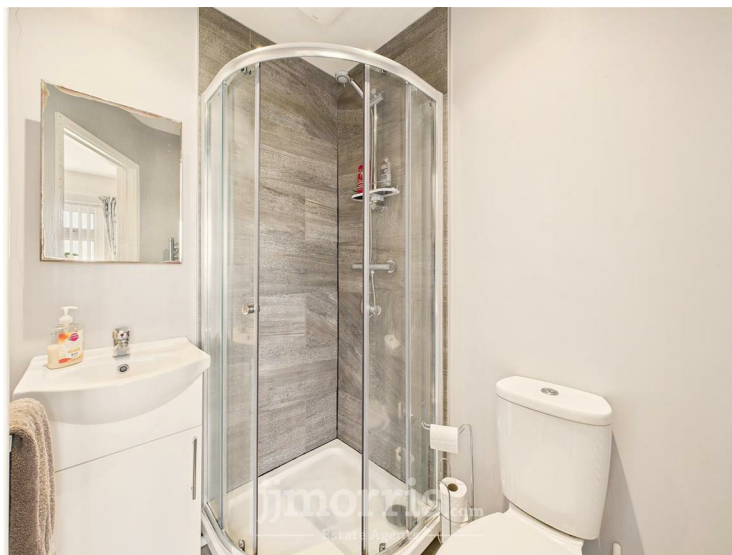
Returning to the hall, doors lead to:

Bedroom One



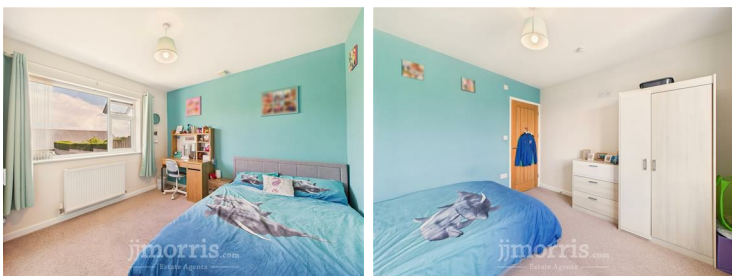
Radiator, uPVC windows, built in wardrobe. Door to :-

En-Suite



Wash basin with vanity unit below, W.C, shower, heated towel rail

Bedroom Two



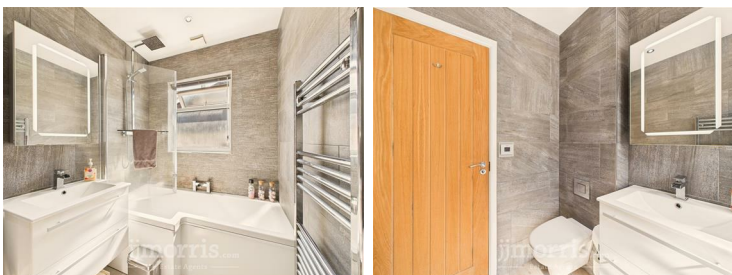
Radiator, uPVC window

Bedroom Three



Radiator, uPVC window

Bathroom



Wall hung W.C., wall hung vanity unit sink, uPVC window, tiled walls, bath with shower over, heated towel rail.

Externally

The property is approached via a driveway providing parking and turning area, there is a good sized lawn. Side access leads to the rear garden which is mainly laid to lawn with a paved patio.

External Utility

Wash basin, uPVC door and window.

Garage

Concrete base, uPVC door and window, WC, up and over Garage Door

Utilities & Services

Heating Source: Oil-fired 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 E

What3Words: ///sedated.organist.peach

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 0.8mbps upload and 7mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

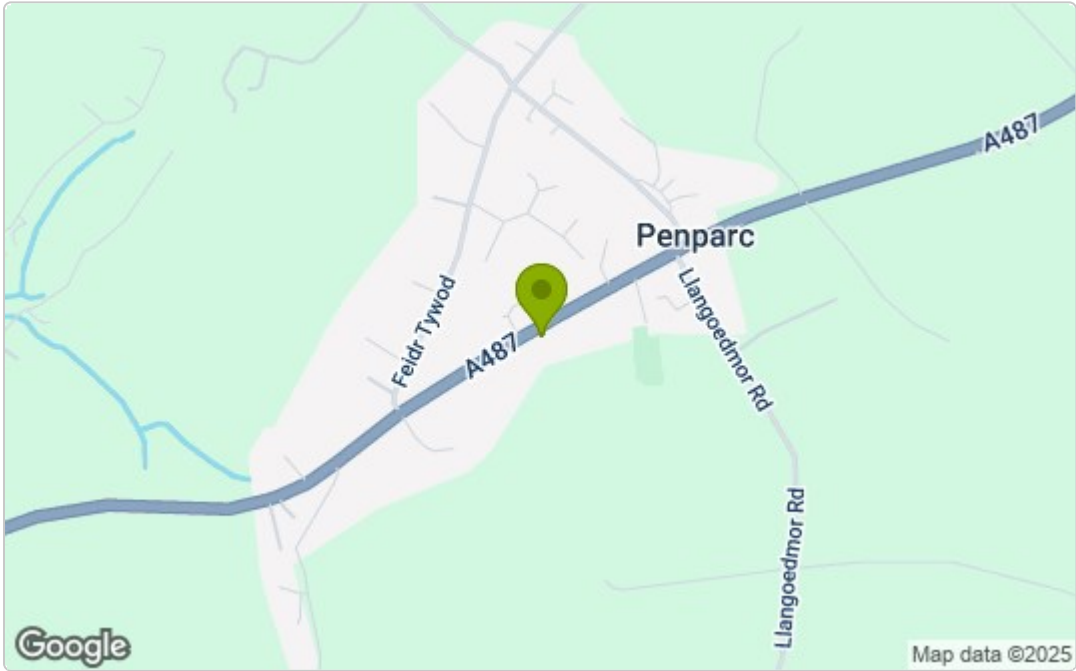
Vodafone. Voice - Limited & Data - None

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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

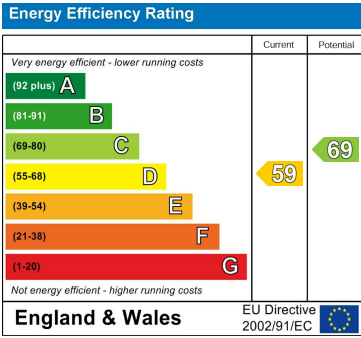
Floor Plan



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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