



20 Feidrfair, Cardigan, SA43 1EB

£99,950

A two bedroom cottage situated within walking distance of the market town of Cardigan. The accommodation comprises: living room, kitchen, two bedrooms and a bathroom. Externally, there is a garden to the rear.

Living Room



Vinyl floor, uPVC door, window, slate hearth with stone surround, beamed ceiling, stairs to first floor, under stair storage.

Kitchen



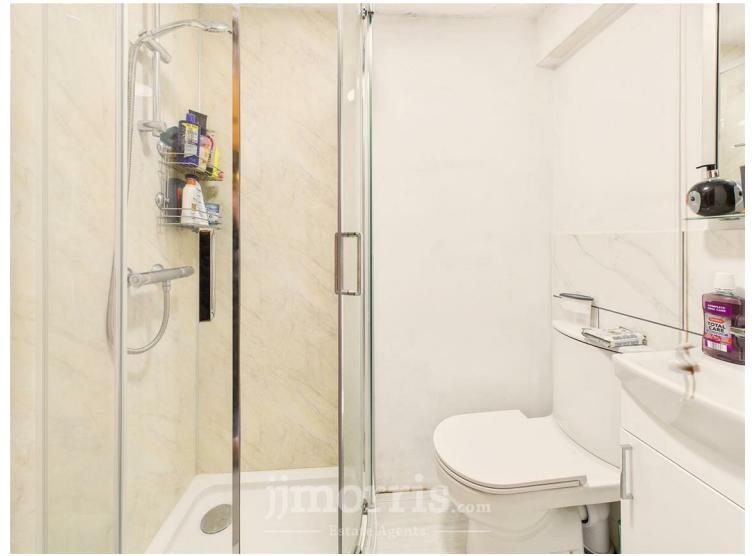
Tiled Floor, range of wall and base units with stainless steel sink and worktop surfaces, window, door to rear, under stair storage.

First Bedroom



Vinyl floor, built in storage cupboard, window, loft access, radiator.

Bathroom



Vinyl floor, part tiled wall, shower, W/C, wash basin with storage cupboard below.

Second Bedroom



Carpet floor, uPVC windows, radiator.

Externally



To the rear of the property is a raised garden area with steps leading up to the top where there is space for garden furniture and access to the garden shed.

Utilities & Services

Heating Source: Gas central Heating

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3words: ///bandaged.forum.travels

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 17mbps 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

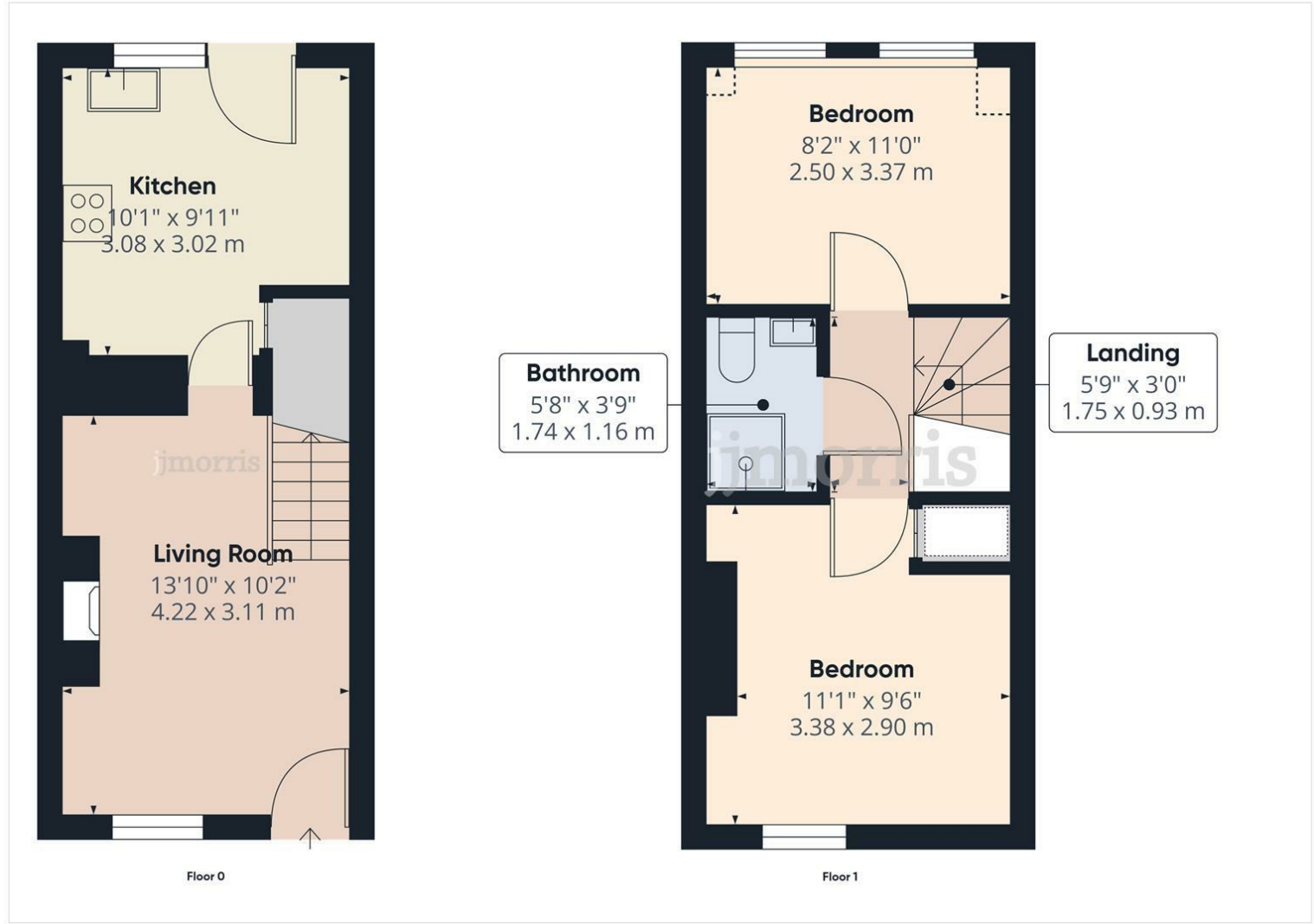
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

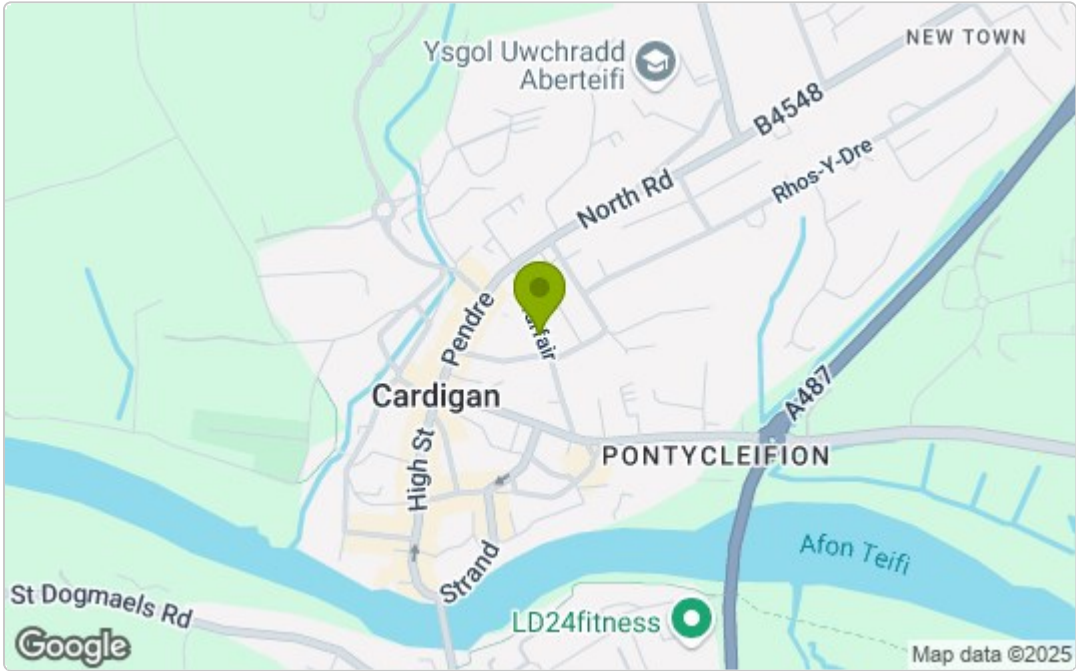
Vodafone. Voice - Limited & Data - Limited

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.

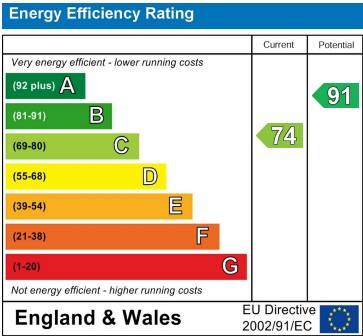
Floor Plan



Area Map



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.