

**Dolcoed Verwig Road, Cardigan, SA43 1PJ**

**£379,950**

A spacious three/four bedroom semi detached house which has retained its character and charm with spacious rooms and high ceilings. The accommodation comprises: hall, living room, sitting room, kitchen/diner/family room, rear porch, utility and w.c. The first floor boasts three bedrooms, bathroom and w.c. The second floor offers a further bedroom or hobby room. Externally, there is parking and good sized gardens.



Composite entrance door opens to:

### Entrance Hall

Stairs rise off to the first floor, under stairs storage, uPVC window, radiator, dado rail, doors to:

### Living Room

uPVC double glazed windows over looking the garden, feature fire surround with wood burning stove, wall lights, coved ceiling.

### Sitting Room

Feature wooden fire surround, two uPVC double glazed doors opening to the patio area, exposed floorboards, coved ceiling.

### Kitchen/Diner/Family Room

#### Kitchen

Having a range of base units with work surface over, inset 1.5 bowl sink unit with mixer tap and drainer, Rangemaster cooker, space for fridge/freezer, oil fired central heating boiler, exposed beams, recessed spotlights.

#### Family Room

Tiled flooring, pantry cupboard, oil fired Aga, recessed storage cupboards, door to:

#### Rear Porch

uPVC double glazed windows and doors to the rear, tiled flooring. Doors to:

#### Utility

Void and plumbing for washing machine.

#### W.C.

### FIRST FLOOR

#### Landing

Turned staircase with uPVC double glazed window, dado rail, doors to:

#### Bedroom One

uPVC double glazed windows to the front, built in wardrobes, radiator, wooden flooring.

#### Bedroom Two

uPVC double glazed windows to the front, radiator, wooden flooring.

#### Bedroom Three

uPVC double glazed window, built in wardrobes, exposed floorboards, built in cupboard.

#### Bathroom

Roll top bath, pedestal hand wash basin, walk in shower with tiled surround, heated towel rail, uPVC windows.

### SECOND FLOOR

Accessed via a space saving staircase

#### Bedroom/Hobby Room

Large Velux window, eaves storage.

### Externally

The property is approached via a tarmac driveway, which provides access to the parking area, as well as the neighbouring property. The lawend gardens to the front wrap around the property to a paved patio area. There are further gardens beyond the driveway which has a lawned area, greenhouse, raised beds etc.

### 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: ///equality.bronze.gobbles

### 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 ultrafast broadband available, with speeds up to Standard 1mbps upload and 11mbps download and Ultrafast 220mbps upload and 1800mbps 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 mobile coverage

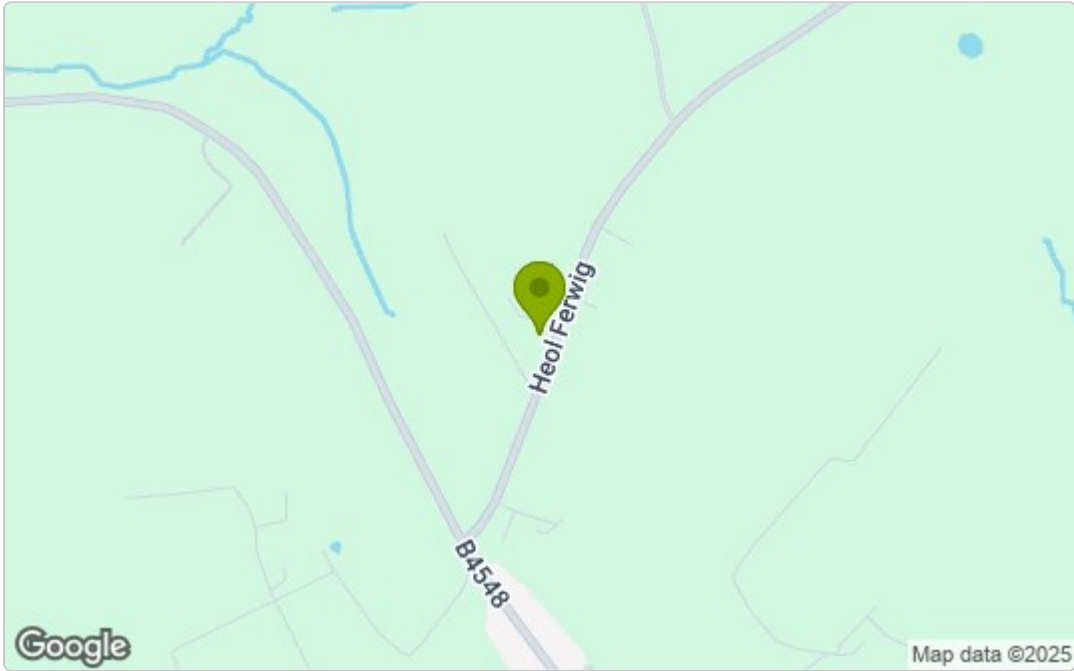
EE - Good indoor and outdoor  
Three - Variable indoor, good outdoor  
O2 - Good (outdoor only)  
Vodafone. - Good (outdoor only)

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](http://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.

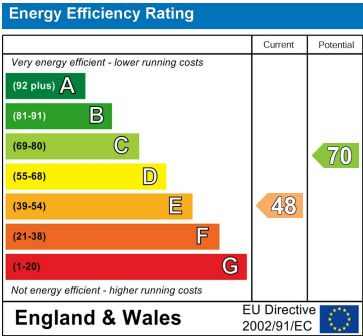
Floor Plan



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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com