



19 Erwlas, Parcllyn, SA43 2DQ

£215,000

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises both light and space. The living areas are designed for relaxation and socialising, making it a wonderful place to entertain friends and family. The kitchen is functional and inviting, providing ample room for culinary creativity.

Situated within easy reach of local amenities. Cardigan, with its rich history and vibrant community, is just a short drive away, offering a variety of shops, cafes, and recreational activities.

The surrounding area is perfect for outdoor enthusiasts, with beautiful countryside and coastal walks nearby, allowing for a lifestyle that embraces nature and adventure.

uPVC double glazed door to:

Hall



Tiled flooring, stairs rise off to the first floor, under stair cupboard, radiator, door to:

Living Room



uPVC double glazed window to the front, coved ceiling, radiator.

Kitchen/Diner



Having a range of wall and base units with work surface over, stainless steel sink unit, electric oven, gas hob with extractor fan over, void and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, uPVC double glazed window to the rear. Pantry cupboard, uPVC sliding patio doors to:

Conservatory



uPVC double glazed window to the three sides, glazed roof, 'French' doors to the garden, wood effect flooring.

First Floor

Landing



uPVC double glazed window to the side, coved ceiling, Doors to:

Bedroom One



uPVC double glazed window to the front, built in cupboard, radiator.

Bedroom Two



uPVC double glazed window to the rear, radiator, built in cupboard.

Bedroom Three



uPVC double glazed window, radiator, coved ceiling.

Family Bathroom



A four piece suite comprising panel bath, with mixer tap shower over, walk in shower enclosure, vanity unit with hand wash basin, toilet, tiled walls, radiator, uPVC double glazed window.

Externally

There is parking to the front for several vehicles, access along the side of the property which opens up to the rear garden, with a paved patio and lawned garden.

Utilities & Services

Heating Source:

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3Words:///untruth.remarked.challenge

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 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 mobile coverage

EE - Good outdoor.

Three - Good outdoor.

O2 - Variable outdoor

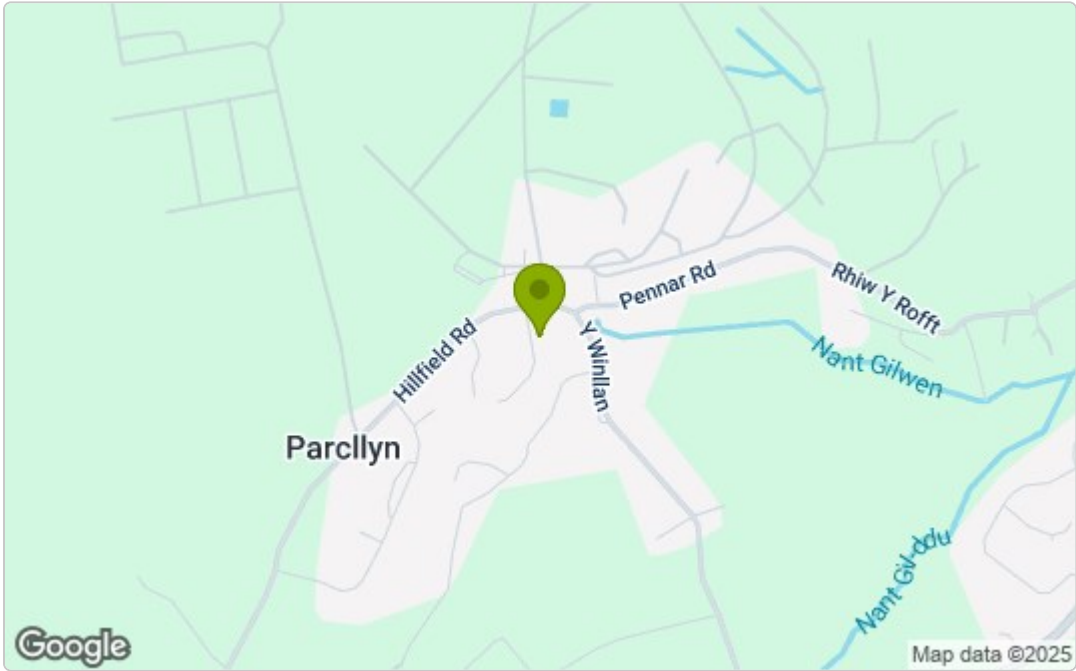
Vodafone. - Good outdoor.

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.

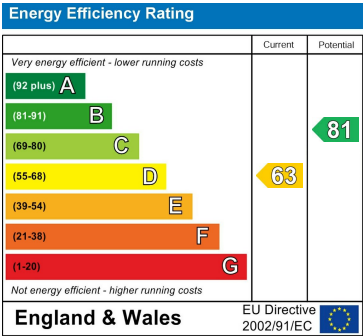
Floor Plan



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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