



4 Glanteifion Flats The Moorings, Cardigan, SA43 3GF

£185,000

A Two Bedroom First Floor flat situated within the popular coastal village of St Dogmales, within walking distance of the beach. Just a short distance from the stunning Welsh coastline and the amenities of Cardigan town. The accommodation comprises: Entrance Hallway, Living Room, Dining Room, Kitchen, Two Bedroom and Shower Room. The property benefits from Two parking spaces to the rear of the Flats.

Entrance Hall



Wood effect laminate flooring, coved ceiling, loft access, fuse box, door to:-

Living Room



Wood effect laminate flooring, coved ceiling, uPVC double glazed window, uPVC double glazed door to balcony, radiator, built-in storage.

Dining Room



uPVC double glazed window, wood effect laminate flooring, radiator, coved ceiling, boiler.

Kitchen



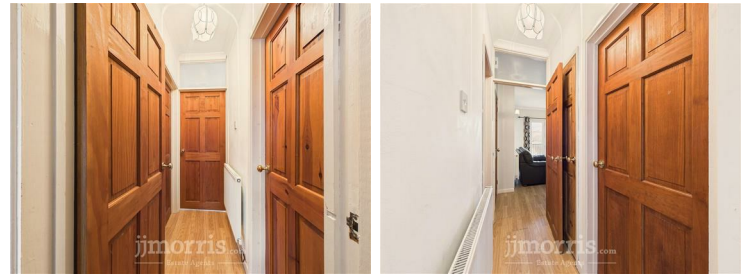
Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, uPVC double glazed window, part tiled walls, tiled flooring.

Balcony



Tiled flooring, beautiful Teifi estuary views.

Inner Hallway



Wood effect laminate flooring, coved ceiling, radiator, built-in storage, doors to:-

Bedroom One



uPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, built-in wardrobes.

Bedroom Two



uPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, built-in wardrobes.

Shower Room



Low flush WC, pedestal hand wash basin, walk-in shower with fitted shower, radiator, coved ceiling, tiled walls, tiled flooring, uPVC double glazed window.

Utilities & Services

Heating Source: Gas bottles.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Leasehold - Term of 125 Years from the 25th of March 1988.

During this period the yearly rent will be as follows -

For the First 50 years - £50

For the Next 50 years - £75

For the Balance of the Term - £100

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What3Words: ///alarm.fictional.springing

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 mobile coverage

EE Good outdoor

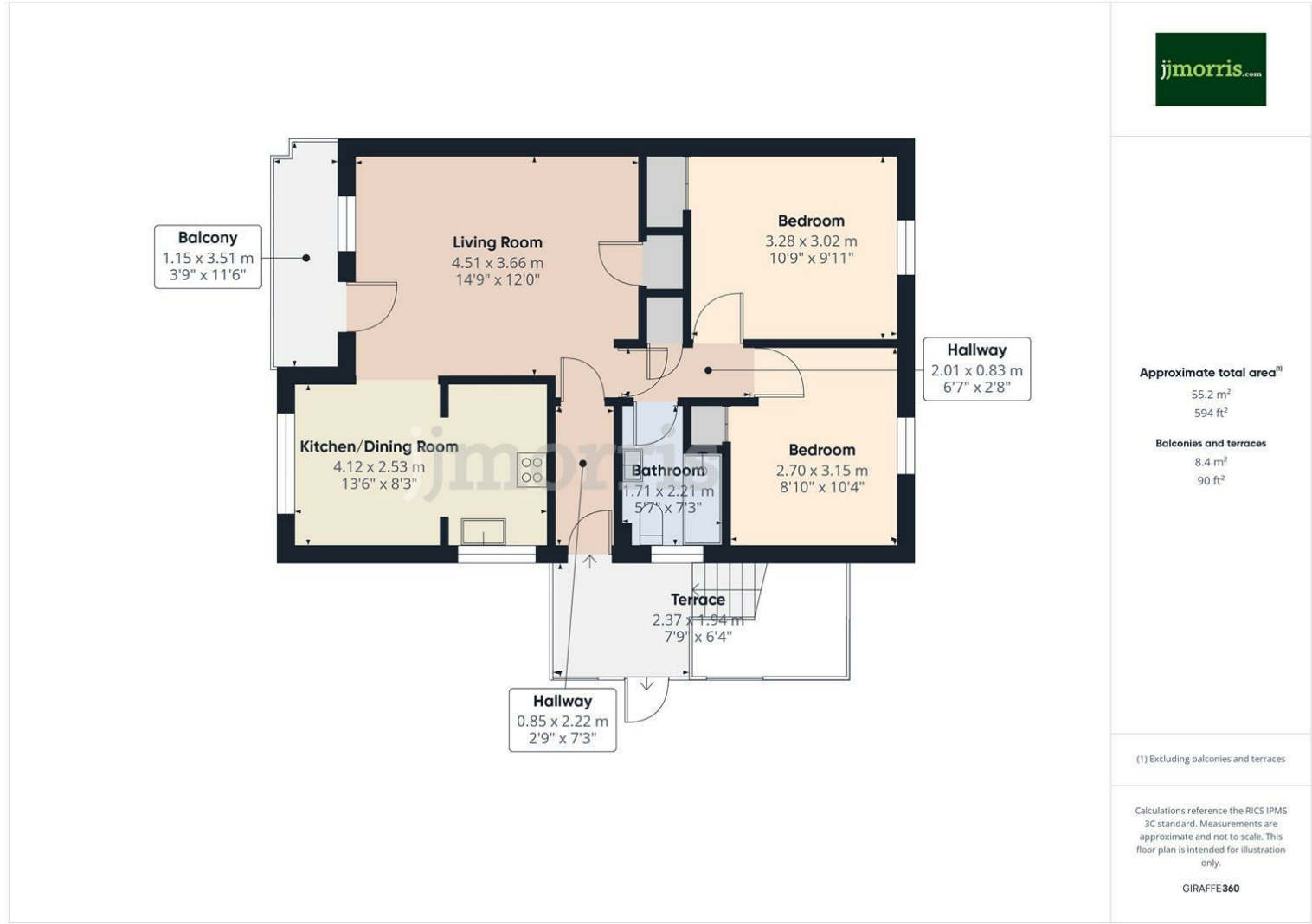
Three Good outdoor

O2 Good outdoor, variable indoor

Vodafone. Good outdoor, variable indoor

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

