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19 North Road, Cardigan - SA43 1LS

Cardigan

£189,950



## 19 North Road

Cardigan, Cardigan

19 North Road is a well-maintained, characterful property in a prime location. Located only a few minutes from Cardigan Castle, the River Teifi, and the stunning beaches of Poppit Sands and Mwnt, this home enjoys all the benefits of coastal living with the convenience of town amenities close by. The accommodation briefly comprises: Entrance, Sitting/Living Room, Kitchen/Dining Room, First Floor Landing, Three bedrooms and a Family Bathroom, Externally Private Rear Garden providing a peaceful outdoor space ideal for relaxing or entertaining.

Council Tax band: TBD

- Charming Period Home.
- Council Tax Band D
- Close to the Coast.
- Set in the heart of historic Cardigan.
- Private Rear Garden.
- Convenient Access to nearby schools, medical facilities, and supermarkets.





#### **Entrance Hall**

Stairs rising off to the first floor, radiator, fuse box, tiled flooring.

#### **Living Room**

Log burner on a tiled hearth with feature surround, uPVC double glazed window, radiators, under stairs storage, part tiled/part wooden flooring, door to:-

#### **Kitchen/Dining Room**

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, void and plumbing for washing machine/dishwasher, gas fired cooker with extractor hood over, Worcester boiler, radiator, part tiled walls, tiled flooring.

#### **FIRST FLOOR**

##### **Landing**

Loft access, doors to:-

##### **Bedroom One**

uPVC double glazed window, radiator, wood effect flooring, fitted wardrobes.

##### **Bedroom Two**

uPVC double glazed window, radiator, fitted wardrobes.

##### **Bedroom Three**

uPVC double glazed window, radiator.

##### **Bathroom**

Low flush WC, pedestal hand wash basin, bath with fitted shower, radiator, part tiled walls, vinyl flooring, uPVC double glazed window.



## Externally

To the rear there is a garden mainly laid to lawn with a patio seating area, timber shed.

## Utilities & Services

Heating Source: Mains gas 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 D What3Words: ///suitably.swing.repeats

## 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.

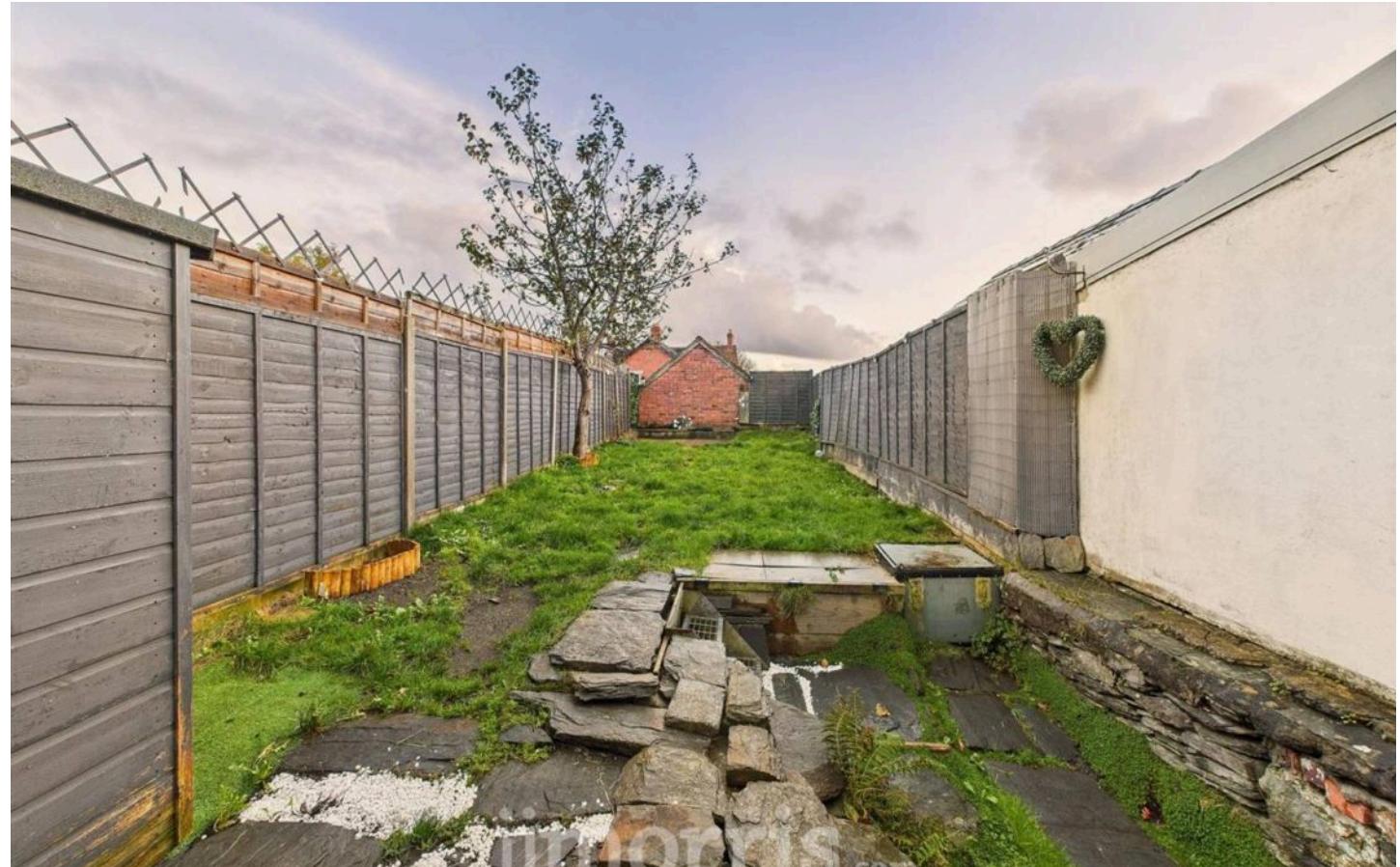
## Broadband Availability

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 mobile coverage EE Good outdoor, variable indoor Three Good outdoor O2 Good outdoor, variable indoor 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.







## JJ Morris Cardigan Office

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