



jjmorris.com



27 Maes Rheithordy, Cilgerran

£225,000 Freehold

Two Bedroom Semi Detached • Modern Fittings Throughout • Living Room & Kitchen • Parking & Gardens

Contact Cardigan Office

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Hallway

uPVC glazed door, wood effect laminate flooring, radiator, door to WC, stairs rising to first floor, doors to:-

Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, wood effect laminate flooring, uPVC double glazed windows, radiator.

Living Room

Wood effect laminate flooring, radiator, under stairs storage, uPVC double glazed windows, double doors leading to rear garden.

WC

Hand was basin, WC, towel rail, tiled floor, uPVC window.

Landing

Loft hatch with pull down ladder, airing cupboards, doors to:-

Bedroom One

Radiator, built-in cupboard, uPVC double glazed windows.

Bedroom Two

Radiator, uPVC double glazed windows.





Bathroom

Hand wash basin, WC, bath with shower over, tiled walls and floor, uPVC double glazed window.

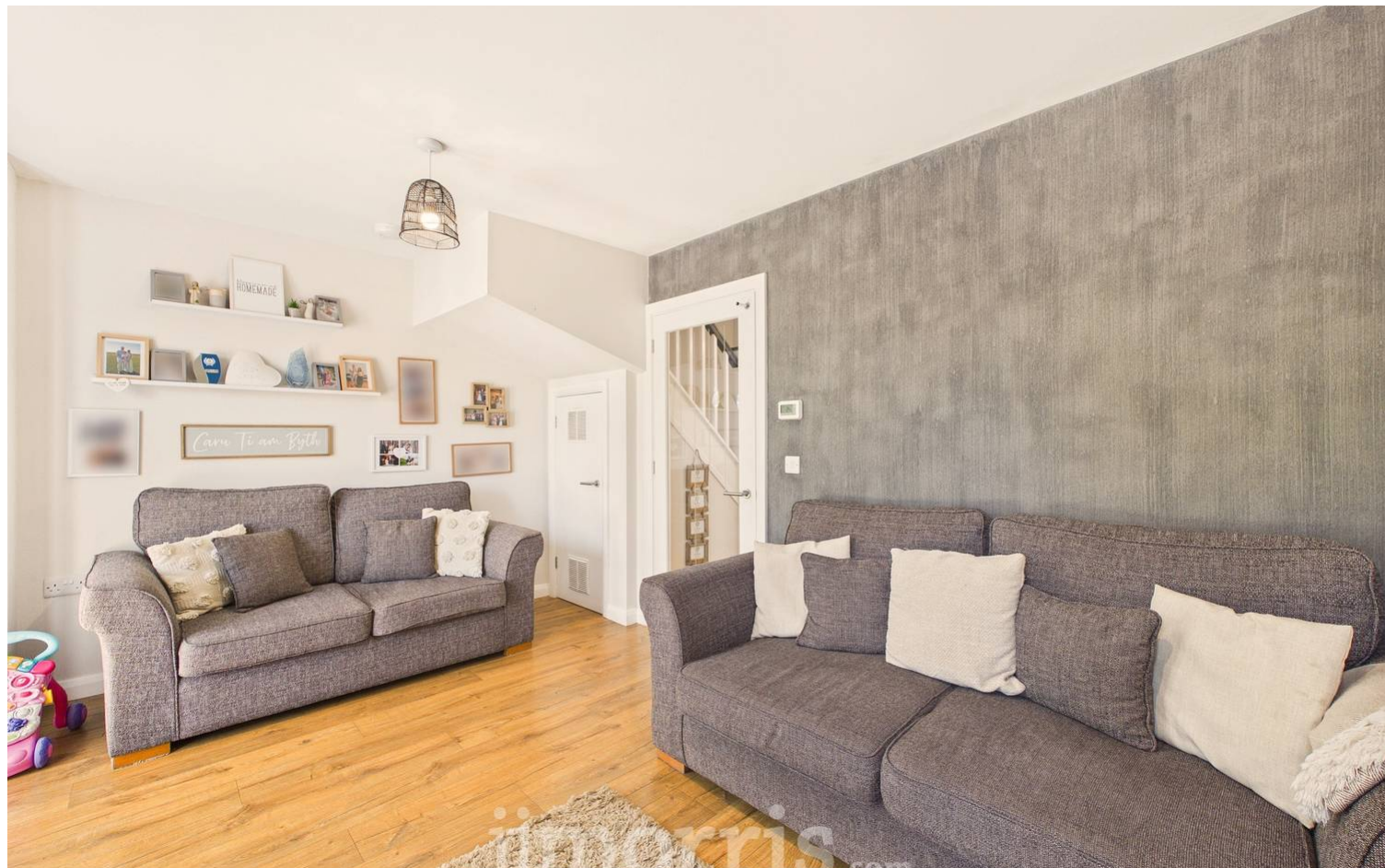
Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band C What3Words: ///tigers.piglets.space

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 0.3mbps upload and 1mbps download. Superfast 20mbps upload and 80mbps 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.

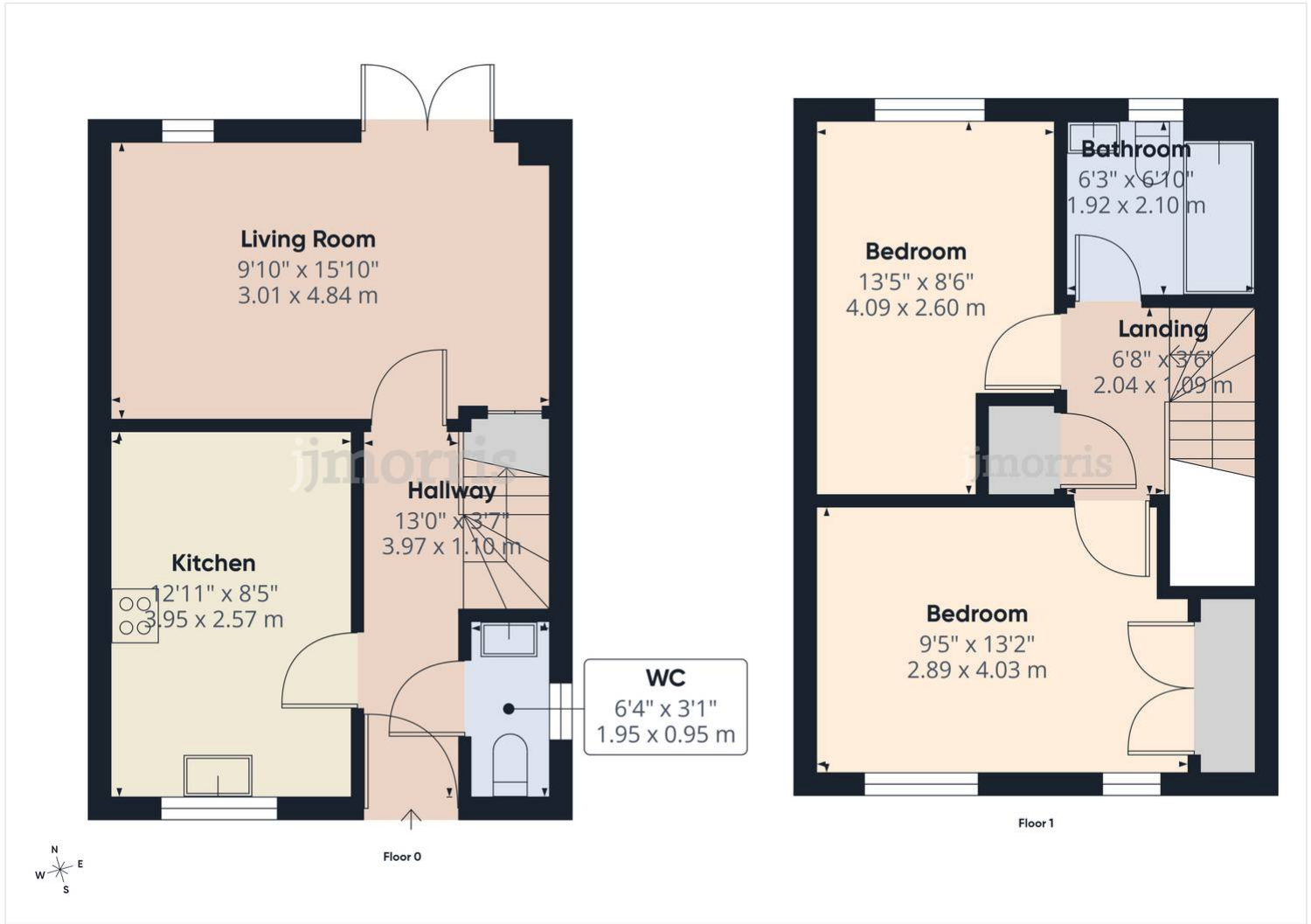
Mobile Phone Coverage

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.



GARDEN

The property benefits from off-road parking for two vehicles and a fully enclosed, private rear garden designed for low maintenance enjoyment, comprising a generous paved patio for outdoor entertaining and a neatly maintained lawn, offering an ideal balance of practicality and outdoor living.



You can include any text here. The text can be modified upon generating your brochure.