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A two bedroom detached bungalow offers comfortable and versatile living in a sought-after residential location. The accommodation comprises a welcoming entrance hall leading to a spacious living room, which flows seamlessly into the bright conservatory overlooking the rear garden. The modern kitchen is thoughtfully designed with ample storage and workspace, making it ideal for both every-day living and entertaining. The master bedroom benefits from its own ensuite shower room, while the second bedroom is generously sized, perfect for guests or a home office. Additional features include gas central heating (LPG) and double glazing throughout, providing comfort and efficiency all year round.

Externally, the property boasts a generous driveway that provides ample off-road parking, complemented by a single garage that offers further parking or valuable storage options. The front garden is neatly maintained, creating a welcoming first impression. To the rear, the private garden is thoughtfully landscaped, featuring an elevated paved seating area that serves as the perfect spot for outdoor dining, entertaining guests or simply relaxing in the sunshine. The garden is enclosed for privacy and security, with established borders adding a touch of greenery and colour. This delightful outside space is ideal for those who enjoy spending time outdoors, whether gardening, socialising or unwinding in peaceful surroundings.

Council Tax band: D

Tenure: Freehold

Contact Cardigan Office



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Porch

uPVC glazed door, tiled floor, door to:-

Hallway

Radiator, airing cupboard, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, double glazed window.

Bedroom One

Fitted storage units, radiators, uPVC double glazed windows, tiled floor, shower, hand wash basin with tiled walls, folding door to WC.

Living Room

Radiator, uPVC double glazed windows, coved ceiling, uPVC double doors to:-

Conservatory

Radiator, uPVC double glazed window and door to rear garden, polycarbonate roof.

Bedroom Two

Radiator, uPVC double doors to conservatory.

Bathroom

Hand wash basin, WC, bath, tiled walls and floor, uPVC double glazed window, radiator.



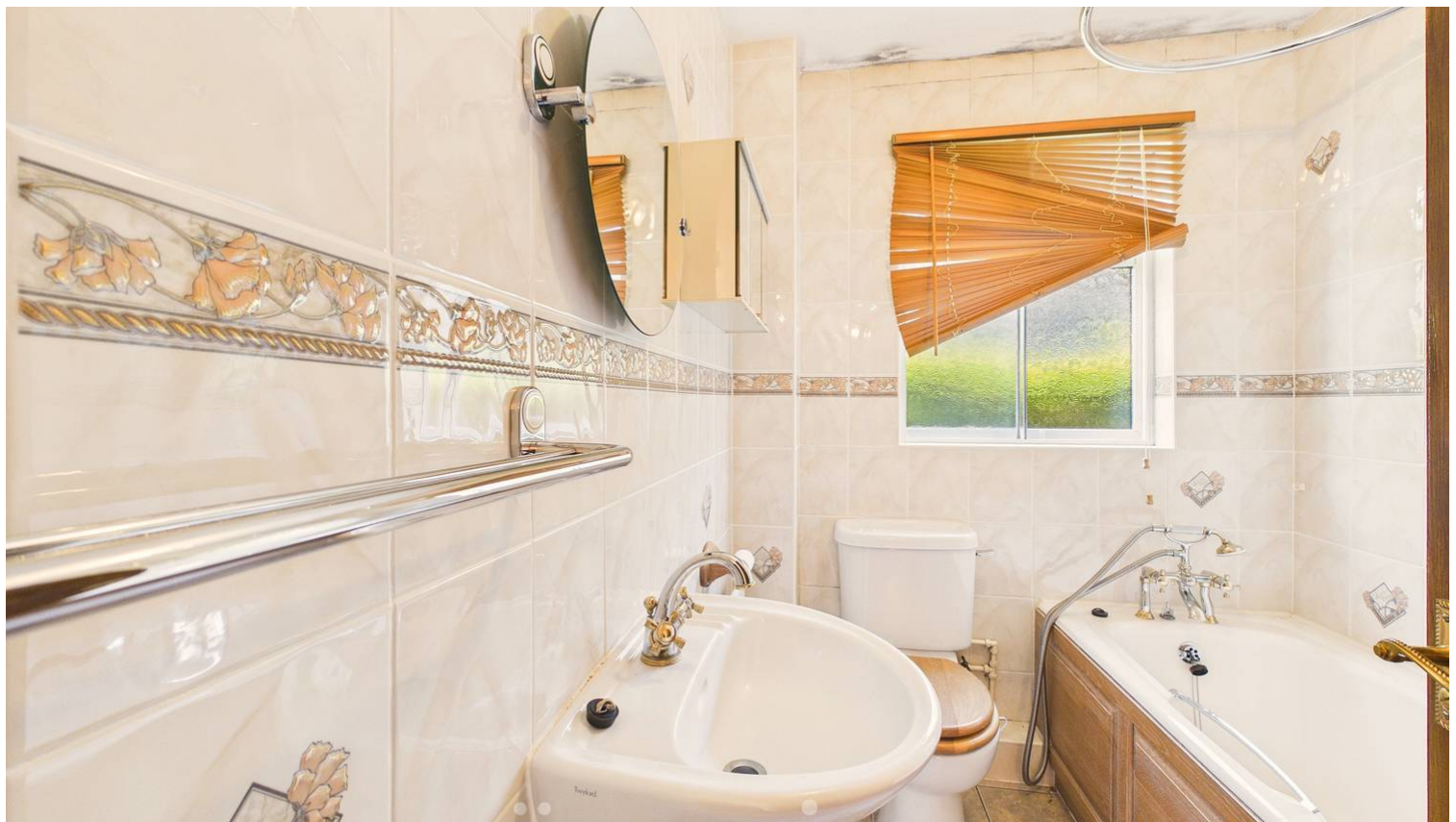


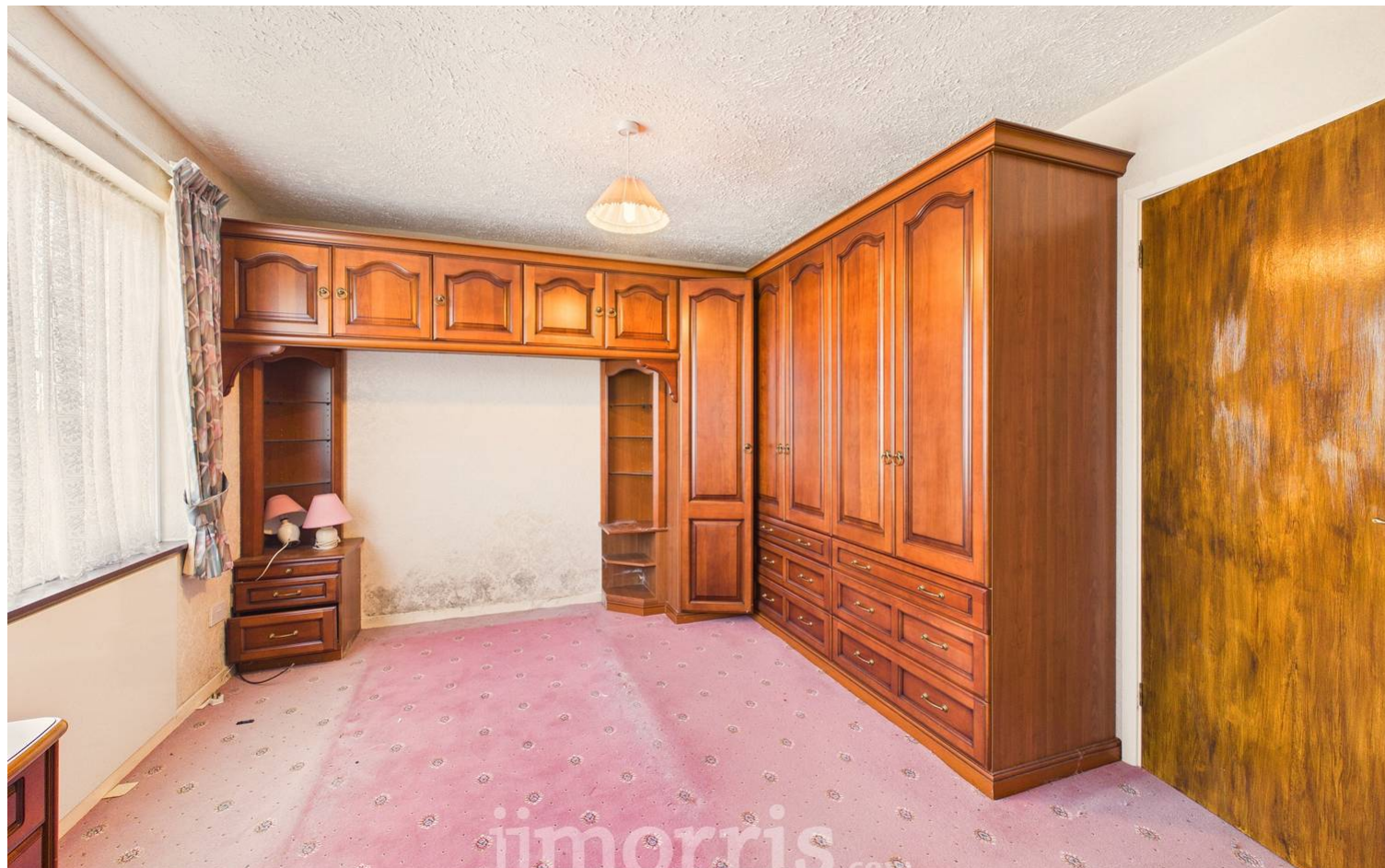
Utilities & Services

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 D What3Words: ///binds.overlooks.teaches

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 0.7mbps upload and 6mbps download and Superfast 13mbps upload and 61mbps 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.

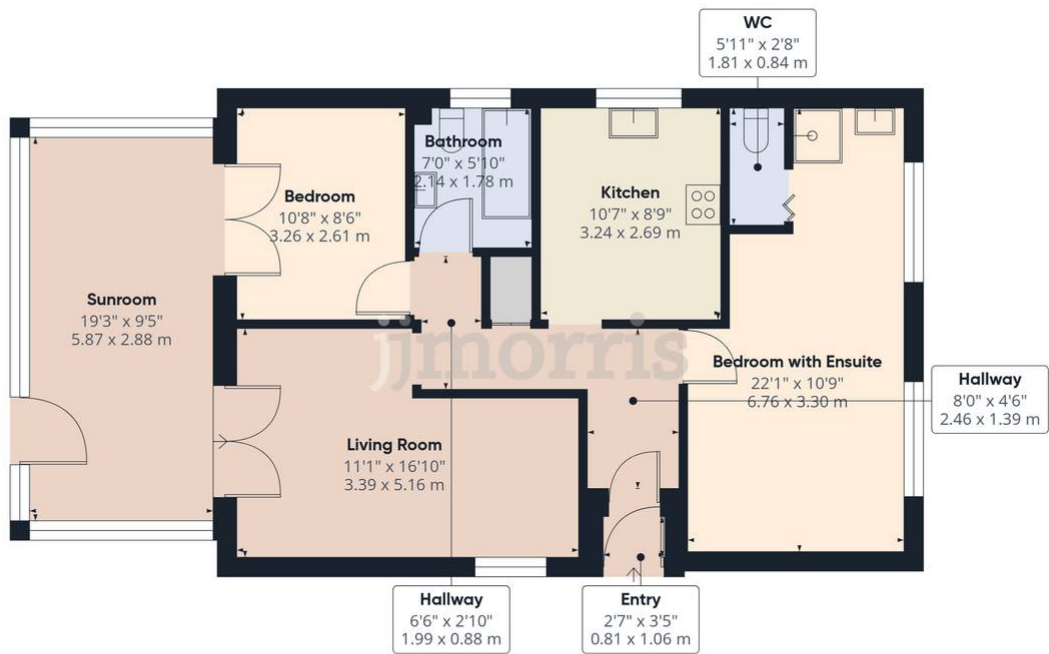
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor and indoor. O2 - Variable outdoor. 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.



GARDEN

The property benefits from a generous driveway providing ample off-road parking, complemented by a single garage offering additional parking or useful storage space. To the front is a neatly maintained garden, while the private rear garden features an elevated paved seating area, creating the perfect spot for outdoor dining, entertaining or simply relaxing.



Floor 0 Building 1



Floor 0 Building 2

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