



jjmorris.com



This charming two-bedroom semi-detached cottage has been thoughtfully modernised, offering a delightful blend of traditional character and contemporary comfort. The property opens into a welcoming living room, featuring neutral décor and ample natural light, creating a relaxing atmosphere for every-day living. The spacious kitchen/diner is well-appointed, providing plenty of room for both cooking and dining, with modern units and worktops that cater to all culinary needs. Upstairs, you will find two well-proportioned bedrooms, each offering a peaceful retreat and flexible space for a variety of uses. The family bathroom is finished to a high standard, with quality fittings and a fresh, modern aesthetic. This home is ideal for first-time buyers, professionals, or those looking to downsize without compromising on style or convenience.

Externally, the property boasts ample off-road parking to the front, ensuring convenience for residents and visitors alike. The artificial lawn area at the front of the house offers an attractive, low-maintenance green space and leads through to the rear patio, perfect for outdoor seating and entertaining during the warmer months. To the rear, there is a long storage shed, providing practical space for garden tools, bikes, or additional storage needs. A small courtyard area at the back of the property offers further outdoor space, ideal for relaxing or enjoying a morning coffee. The gardens are designed for ease of maintenance, allowing you to make the most of your leisure time. This property successfully combines modern living with comfortable outdoor spaces, making it a must-see for those seeking a move-in-ready home in a desirable location.

Council Tax band: C

Tenure: Freehold

Contact Cardigan Office



5 High Street, Cardigan,
Ceredigion SA43 1HJ



01239 612343



cardigan@jjmorris.com



Hallway

uPVC glazed door, door to:-

Living Room

Log burner on slate hearth with wooden surround, stairs leading to first floor, radiators, uPVC double glazed windows, door to:-

Kitchen

Having a range of wall and base units with worktop surface, double stainless steel sink unit with mixer tap over, marble effect splashback, tiled floor, uPVC double glazed windows, radiator, storage cupboard, door to:-

Utility

Space for white good, tiled floor, radiator, uPVC double glazed windows, uPVC glazed door to rear patio.

Landing

uPVC double glazed window, loft hatch, doors to:-

Bedroom One

Radiator, uPVC double glazed windows.

Bedroom Two

Radiator, uPVC double glazed window.

Bathroom

Bath with shower over, WC, vanity unit with hand wash basin, tiled floor, part tiled walls, uPVC double glazed window.



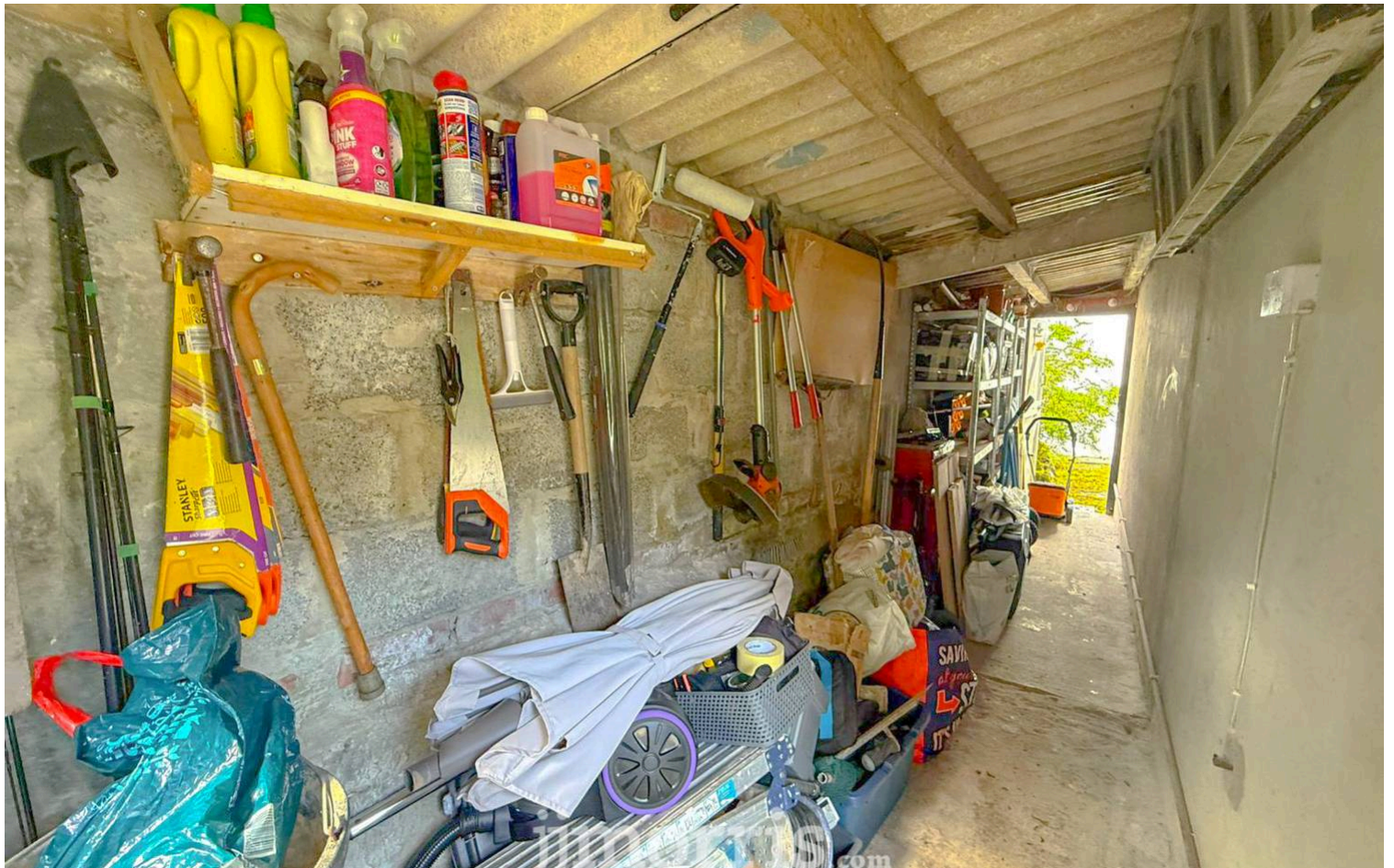
Utilities & Services

Heating Source: Air source heat pump & solar panels. LPG gas bottles for hob. 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: ///greed.club.awakening

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 0.2mbps upload and 1mbps 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, variable indoor 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.



GARDEN

Ample off-road parking with artificial lawn area leading to the rear patio. Also to the rear is a long storage shed and small courtyard area.



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