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This improvable three bedroom semi detached house presents an excellent opportunity for those seeking a family home in a desirable residential location. The property is subject to a local occupancy restriction (please contact us for further details). The accommodation comprises a welcoming entrance hall, a spacious living room, and a kitchen with a useful pantry, offering ample storage and workspace. There is a wet room and a separate W.C., providing practical facilities for daily living. Upstairs, you will find three well-proportioned bedrooms, each benefiting from natural light and pleasant outlooks. The property offers scope for modernisation, allowing buyers to add their own personal touches and create a comfortable home tailored to their needs. Double glazing and oil-fired central heating are installed, ensuring year-round comfort.

The outside space is equally appealing. To the front, there is a lawned area that sets the house back from the road, with a stone and concrete path leading to the side entrance. This provides a welcoming approach and the potential for further landscaping or the addition of off-road parking, subject to the necessary consents. The rear garden is a particular highlight, being of a generous size and mainly laid to lawn, offering plenty of space for outdoor activities, entertaining, or gardening. Practical features include gas bottles for the hob, an oil storage tank, and a timber shed, providing useful storage solutions. The garden is enclosed, making it ideal for families or those with pets. This property represents a rare opportunity to acquire a home with excellent outside space and the potential for improvement in a sought-after area. Early viewing is highly recommended.

Council Tax band: B

Tenure: Freehold

Contact Cardigan Office



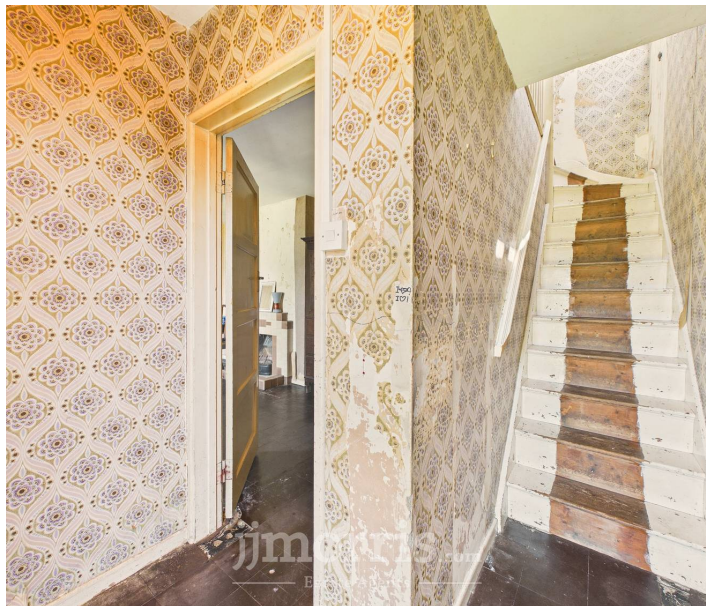
5 High Street, Cardigan,
Ceredigion SA43 1HJ



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Porch

Radiator, stairs rising off to the first floor, fuse box/electric meter.

Living Room

Tiled fireplace, radiator, uPVC windows, laminate flooring.

Kitchen

Having a range of wall and base units with worktop surfaces, built-in Rayburn oven/coal fire, void and plumbing for washing machine and dishwasher, combi boiler (Firebird Enviromax), oven with gas hob, radiator, uPVC windows, door to garden. Door to:-

Pantry

With uPVC frosted window.

Landing

Wooden floor, uPVC windows, loft access.

Bedroom One

uPVC windows, wooden floor.

Bedroom Two

uPVC windows, tiled fireplace, small storage cupboard, wooden floor, radiator.

Bedroom Three

uPVC window, small storage cupboards, wooden floor.





WC

WC, laminate flooring, uPVC windows.

Wet Room

Walk-in shower, radiator, uPVC windows, extractor fan.

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: Ceredigion County Council Council Tax: Band B
What3Words: ///usage.reclusive.hawks

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 1mbps upload and 16mbps 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. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



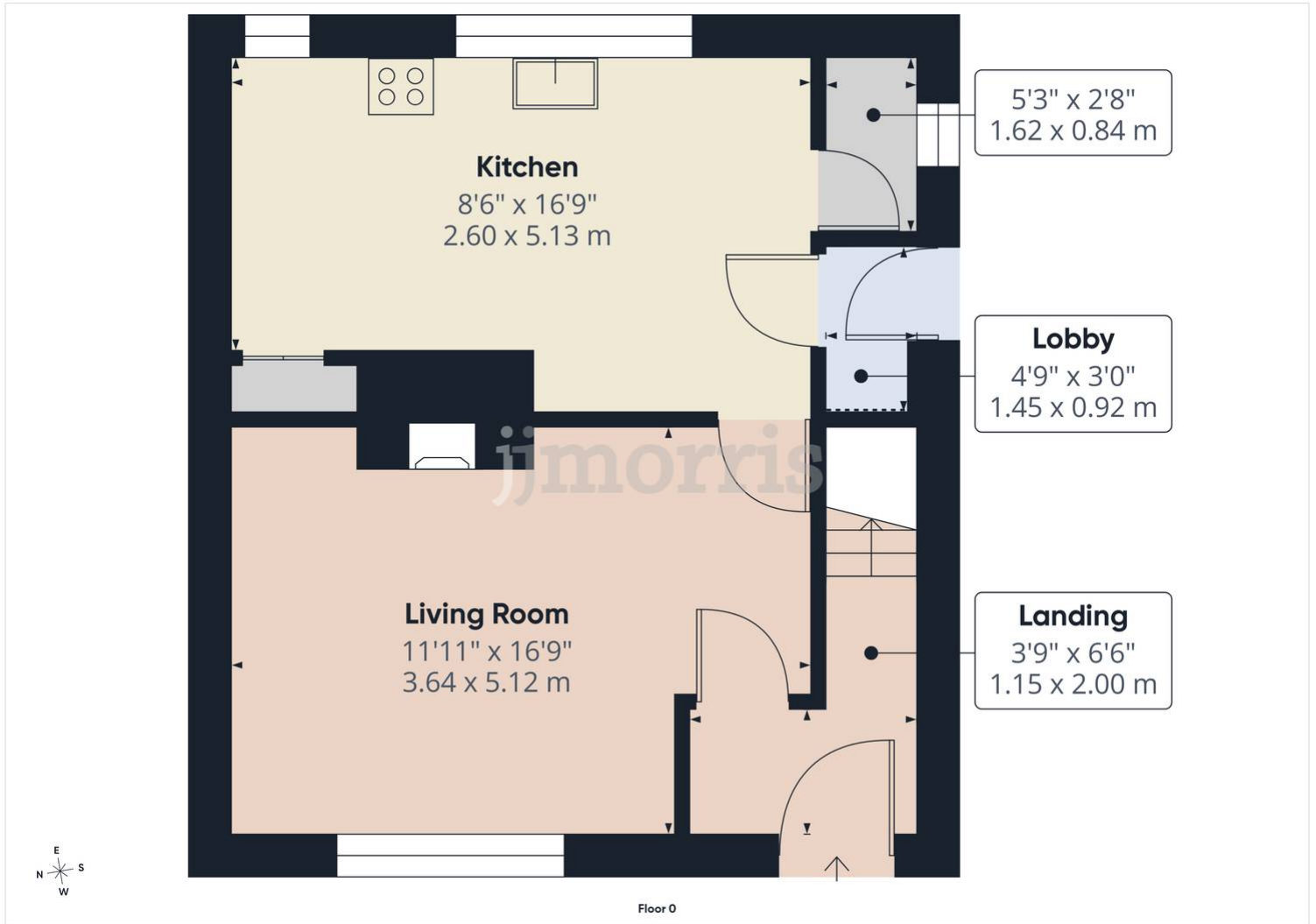
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Poor to none outdoor. Vodafone - Variable 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

To the front there is a lawned area with stone/concrete path leading to the side. To the rear there is a good sized lawned garden, there are gas bottles for the hob, oil storage tank, timber shed.



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