



jjmorris.com



4 Bro Hawen, Rhydlewis

£165,000 Freehold

Improvable Three Bedroom Semi Detached • Subject To Local Occupancy Restriction (Ask for Details) • Living Room, Kitchen with Pantry • Wet Room & Sep W.C. • Gardens

Contact Cardigan Office

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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.

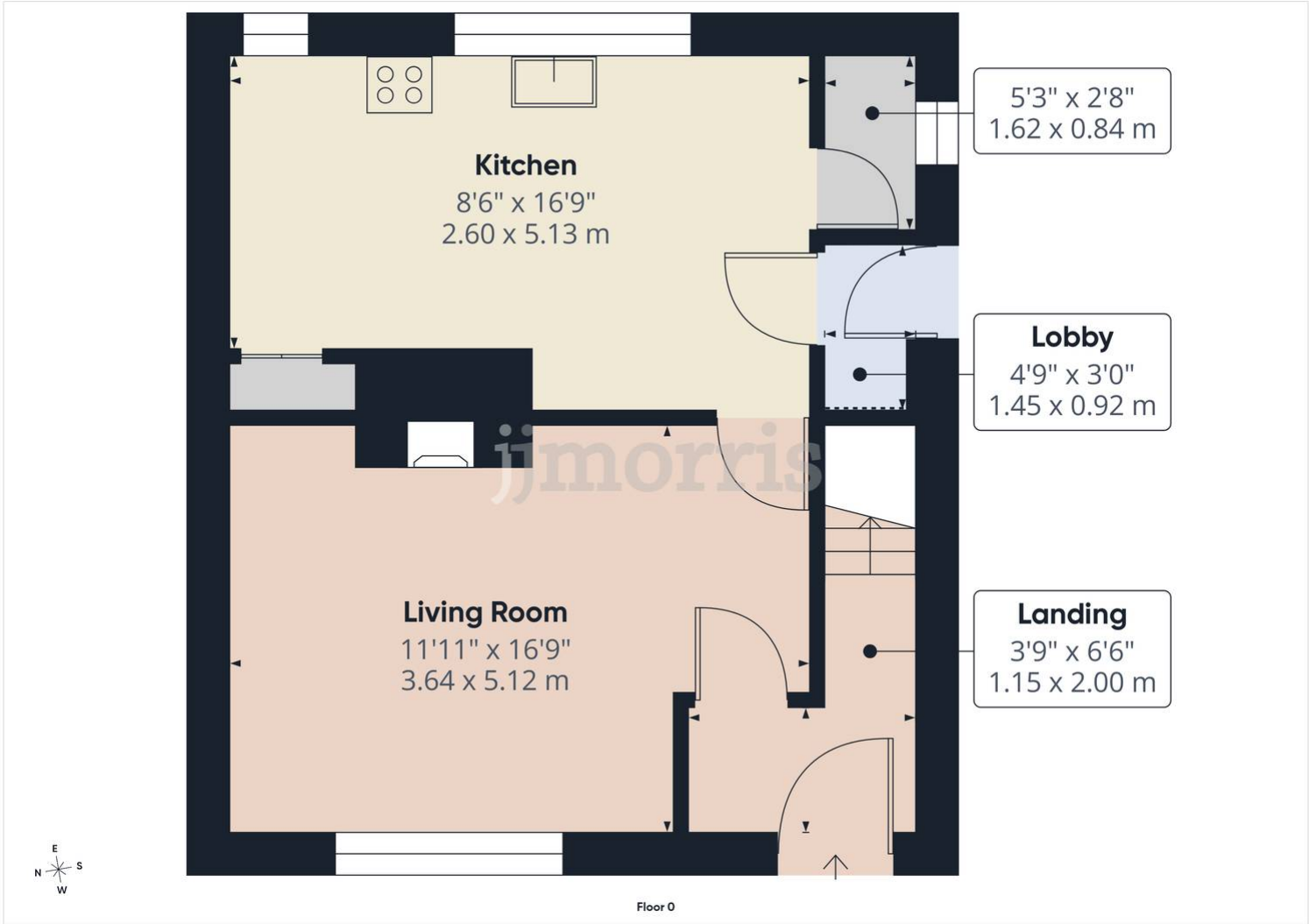
Mobile Phone Coverage

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.



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