



**Treforgan Newydd, Llangoedmor – SA43 2LB**

Cardigan

£399,950



## Treforgan Newydd

Llangoedmor, Cardigan

A substantial four bedroom house with a self contained one bedroom flat on the ground floor, ideally suited for 'multi-generational' living or as an additional income stream, briefly comprising, in the Main House, hallway, living room, kitchen, utility, conservatory, office, bathroom and bedroom, on the first floor 3 further bedrooms and a bathroom, in The Annex, kitchen/diner, living room, bedroom and bathroom, garaging with gardens to front and rear, all situated within 5 minutes drive of Cardigan town.

Council Tax band: E

Tenure: Freehold

- Briefly Comprising, in the Main House, hallway, living room, kitchen, utility, conservatory, office, bathroom and bedroom
- Self contained one bedroom flat on the ground floor
- Garage with gardens to front and rear and situated within 5 minutes drive of Cardigan town
- The Annex comprises of, kitchen/diner, living room, bedroom and bathroom
- Ideal for 'multi-generational' living or as an additional income stream
- A substantial four bedroom house
- First floor compromises of 3 further bedrooms and a bathroom



### Hall

Wood effect flooring, radiator, stairs rising off to first floor. Doors to:-

### Living Room

Sliding Upvc doors, electric fire, two radiators.

### Kitchen

Having a range of wall and base units, breakfast bar/island with base units, Upvc sliding doors, built-in storage, radiators, LPG gas hob with extractor fan over, built-in Bosch oven.

### Utility

Wall and base units, stainless steel sink and drainer, two Upvc windows, plumbing for dishwasher and washing machine. Leads to ground floor.

### Study

Built-in wall and base units, wood effect flooring, radiator.

### Conservatory

Tiled flooring, doors to garden.

### Master Bedroom

Large Upvc windows, wood effect flooring, radiator.

### Bathroom

"P" shaped bath, electric shower, large fitted mirror, toilet, wash basin with unit, Upvc windows, radiator, towel rail, tiled walls.

### SECOND FLOOR

#### Bedroom One

Built-in wall units, two radiators, Upvc window, Velux Upvc window.



### **Landing**

Built-in storage units, loft access, sky light window, wooden banister.

### **Bedroom Two**

Built-in wardrobe, Upvc windows, radiator.

### **Bedroom Three**

Built-in wardrobe, Velux window, radiator.

### **Family Bathroom**

Diamond shaped bath, toilet, wash basin, slate tiled floor, Velux window, radiator, built-in storage, part tiled walls with mirrors built-in.

### **LOWER GROUND FLOOR**

#### **Garage/Annexe**

Entrance porch to:-

#### **Bathroom**

Upvc windows, bath, shower, toilet, wash basin, tiled walls.

#### **Bedroom**

Upvc window, radiator, under stairs storage.

#### **Kitchen/Diner**

Large Upvc windows, wall and base units, stainless steel sink and drainer unit, radiator.

#### **Living Room**

Sliding Upvc door, radiator, coal effect fire, built-in storage.

#### **Externally**

Curved brick wall, driveway, lawned area, steps up to patio, side access to seating area for annex, steps up to rear garden, gravel area, wooden shed, oil tank.

#### **Utilities & Services**

Heating Source: Oil fired central heating. Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band E



## 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.

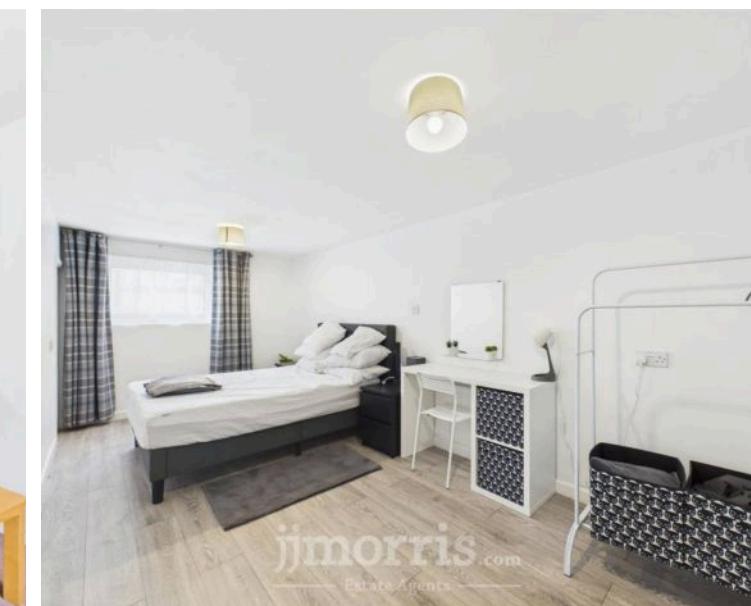
## Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Ultrafast 220mbps upload and 1000mbps 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 indoor mobile coverage EE Voice - Yes & Data - Yes Three Voice - Yes & Data - Yes O2 Voice - Yes & Data - Yes Vodafone. Voice - Yes & Data - Yes 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.





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