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**38 Dolwerdd Estate, Penparc – SA43 1RF**

Cardigan

**£227,000**





## 38 Dolwerdd Estate

Penparc, Cardigan

A well presented and maintained three bedroom bungalow, which is ready to move into with accommodation comprising: canopy porch, hall, living/dining room, kitchen, three bedrooms and a fitted shower room. Externally, there is parking, garage and lawned gardens.

NO FORWARD CHAIN.

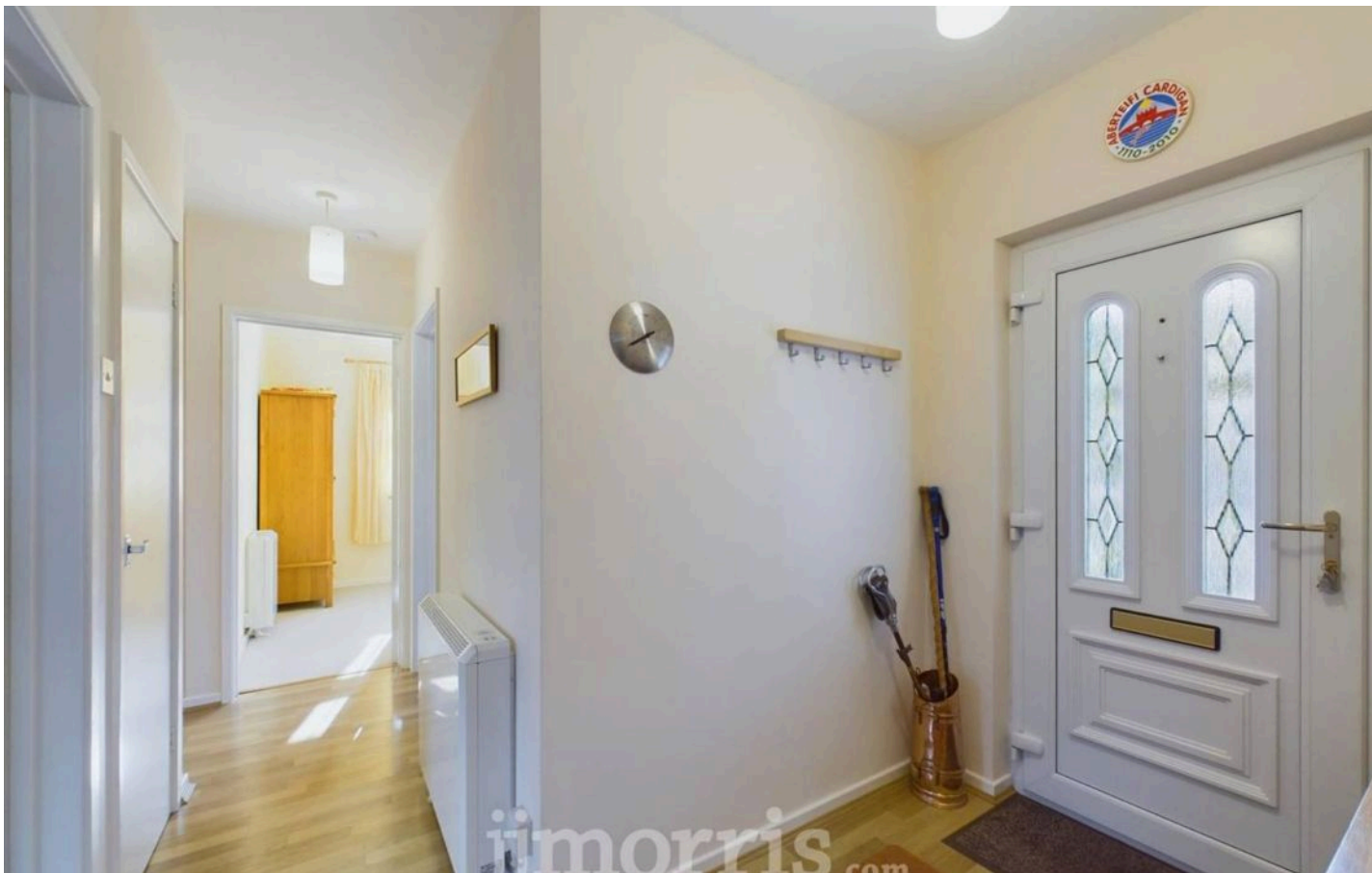
Council Tax band: D

Tenure: Freehold

- A well presented and maintained Three Bedroom Bungalow
- Accommodation Comprising: Canopy Porch, Hall, Living/Dining Room, Kitchen, Three Bedrooms and a Fitted Shower Room
- NO FORWARD CHAIN
- Parking, Garage and Lawned Gardens







### **Canopy Porch**

Tiled floor, Upvc double glazed door to:-

### **Hall**

Wood effect flooring, electric storage heater, airing cupboard with hot water cylinder and immersion heater.

### **Living/Dining Room**

Two Upvc double glazed windows to the front, wood effect flooring, electric storage heater, serving hatch.

### **Kitchen**

Having a range of wall and base units, worktop surfaces, inset stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood over, electric oven, void and plumbing for washing machine and dish washer, space for fridge, Upvc double glazed window, Upvc double glazed door, breakfast, electric panel heater.

### **Bedroom One**

Upvc double glazed window, electric storage heater.

### **Bedroom Two**

Upvc double glazed window, electric storage heater.

### **Bedroom Three**

Upvc double glazed window to the side, electric storage heater.

### **Shower Room**

Glazed enclosure with electric shower, hand wash basin with vanity units and low flush WC concealed cistern, heated towel rail, tiled walls, Upvc double glazed window, tiled floor.



### Externally

Driveway providing parking to the side, leading to a single bay garage. Lawned gardens to the front extends to the side and rear with concrete concrete path and brick built seating area.

### Utilities & Services

Heating Source: Electric Storage Heaters. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: D What3Words - ///mallets.estimate.branch

### 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

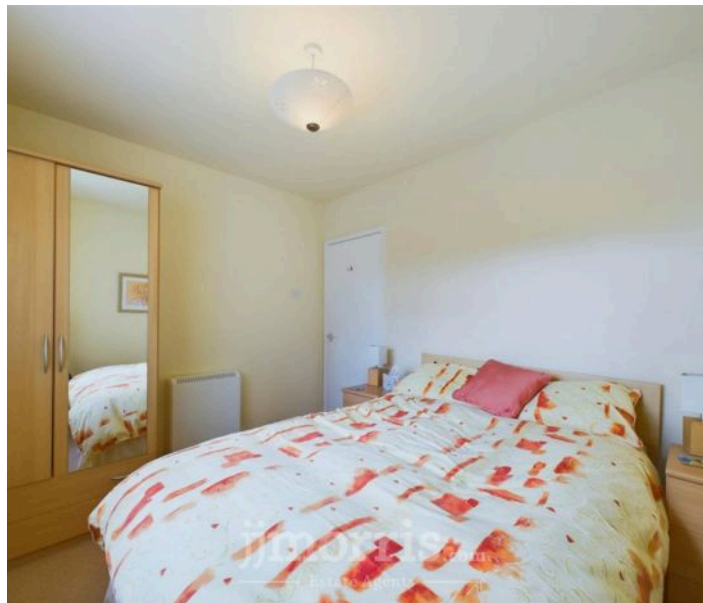
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Superfast 9mbps upload and 50mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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.





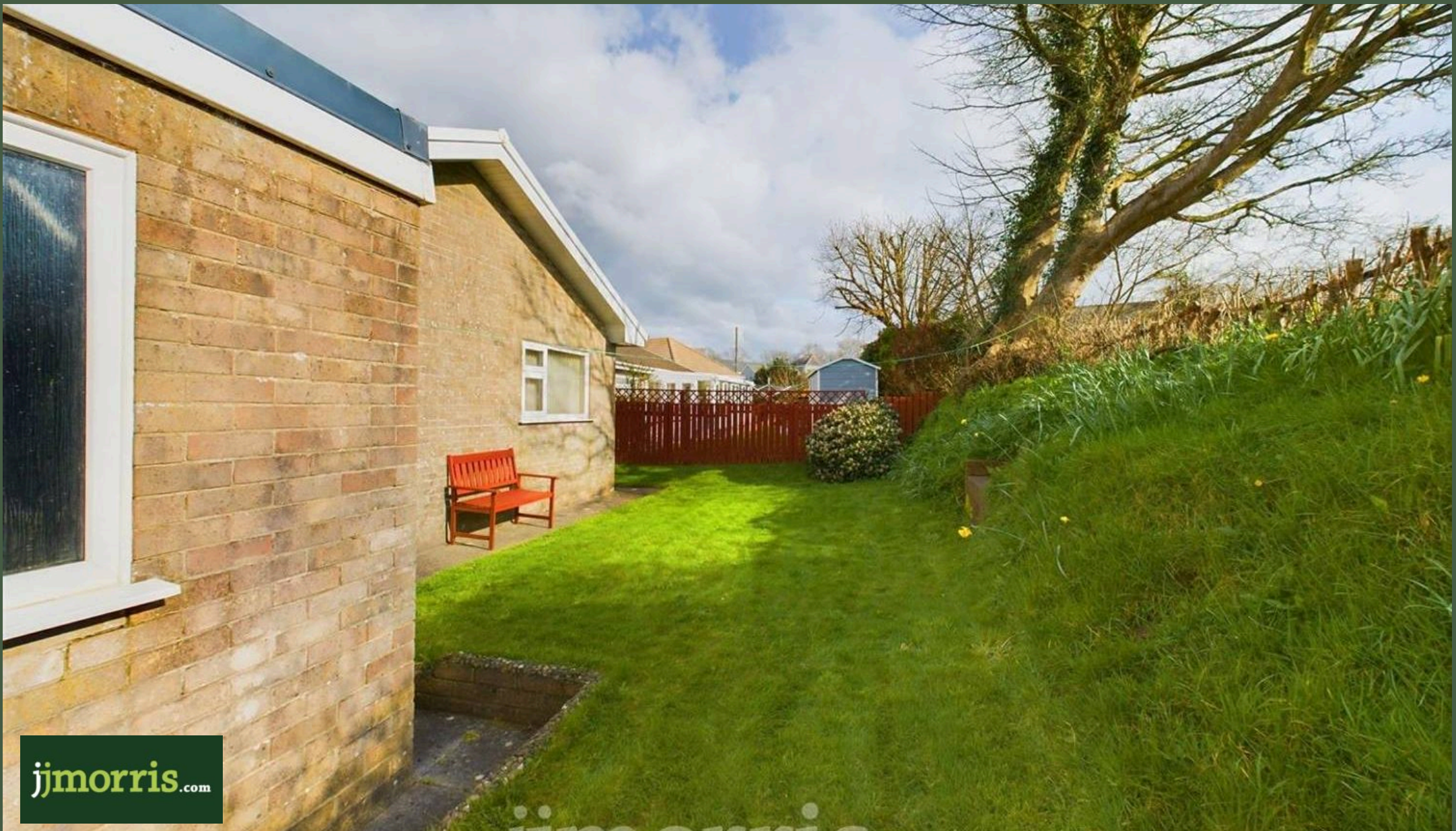
### Mobile Phone Coverage

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 - No & Data - No 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.









## JJ Morris Cardigan Office

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