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Awelfa Aberystwyth Road, Cardigan – SA43 1LU

Cardigan

£235,000



Awelfa Aberystwyth Road

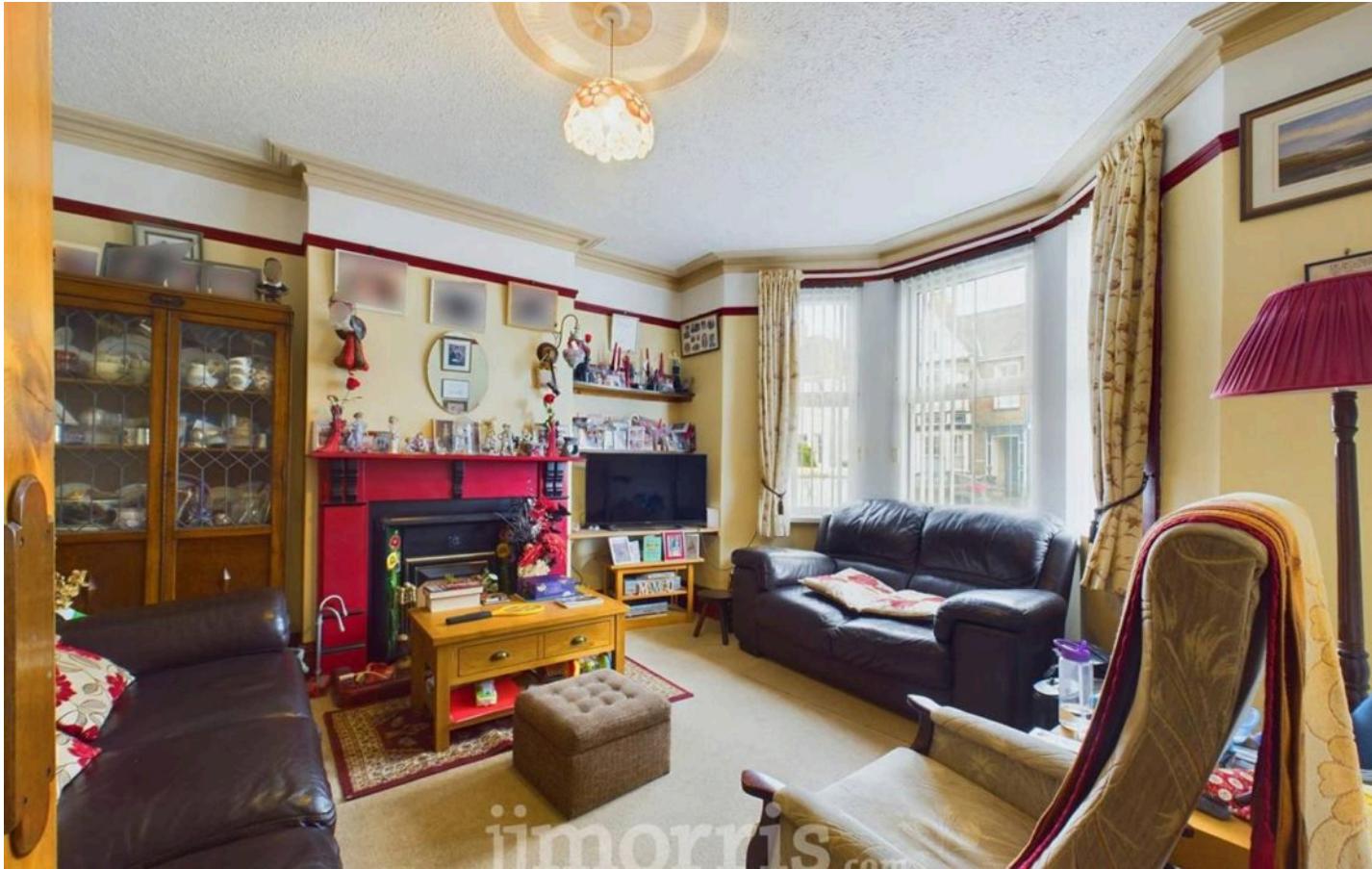
Cardigan, Cardigan

A three/four bedroom semi-detached house with large attic room, which may provide scope, subject to planning for further accommodation. The accommodation comprises: vestibule, hall, living room, sitting room, kitchen, pantry, storage, utility, w.c. Boot room. To the first floor there are three bedrooms and a box room, family bathroom and an attic room to the second floor. Externally there is parking and gardens. The location is extremely convenient being within easy travel distance from Tesco, Aldi, Cardigan secondary school and the main shopping parade within Cardigan.

Council Tax band: E

Tenure: Freehold

- A Three/Four Bedroom Semi-Detached House with Large Attic Room
- To the First Floor there are Three Bedrooms, a Box Boom, and a Family Bathroom
- Externally there is Parking to the Front and Gardens to the Rear
- The Accommodation Comprises: Vestibule, Hall, Living Room, Sitting Room, Kitchen, Pantry, Storage, Utility, W.C., Boot Room.



Porch

Part tiled walls, Upvc door, tiled flooring, coved ceiling, door to:-

Hall

Fuse box, coved ceiling, under stairs storage, stairs rising off to first floor. Doors to:-

Living Room

Bay window, fireplace, radiator, coved ceiling, picture rail.

Sitting Room

Two Upvc windows, open fire place, radiator.

Kitchen

Having a range of wall and base units, stainless steel sink unit, gas cooker, gas hob, stainless steel splashback, part tiled walls, tiled flooring, built-in storage, Upvc window.

Pantry

Base units, Upvc window, shelves.

Utility

Upvc window, boiler, plumbing for washing machine, tiled flooring, part tiled walls.

Storage Room

Exposed brick wall, shelving, wall light, vinyl flooring.

WC

Upvc window, exposed brick walls, low flush WC, corner sink and unit, vinyl flooring.

Boot Room

Upvc window, glazed door to the rear.



FIRST FLOOR

Landing

Stairs to attic room, radiator, loft access.

Bedroom One

Upvc window, radiator.

Shower Room

Shower enclosure with electric shower, low flush WC, hand wash basin with unit, tiled walls, tiled floor, Upvc window.

Bedroom Two

Two Upvc windows, radiator.

Bedroom Three

Upvc bay window, radiator, fireplace.

Box Room

Double glazed window to front.

SECOND FLOOR

Attic Room

Two Velux windows, exposed beams, eaves storage.

Externally

To the front of the property is a hardstanding driveway providing ample off road parking, side access leads to the rear where there is a rear garden mainly laid to lawn and hardstanding. There are a variety of shrubs and two sheds.

Utilities & Services

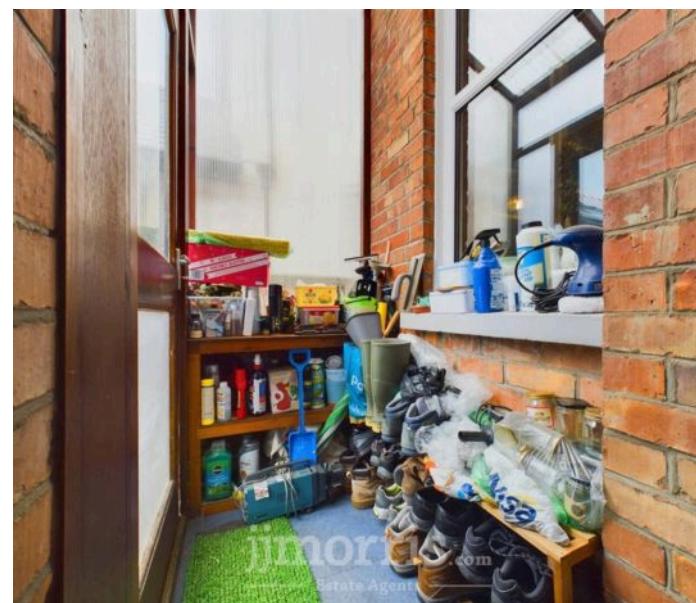
Heating Source: Gas central heating. Services: Electric:

Mains Gas: Mains Water: Mains Drainage: Mains Tenure:

Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council

Council Tax: Band E What Three Words:

///shameless.upper.chestnuts



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 1mbps upload and 16mbps 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 indoor mobile coverage EE Voice - Likely & Data - Likely Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Limited Vodafone. Voice - Likely & Data - Limited 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.





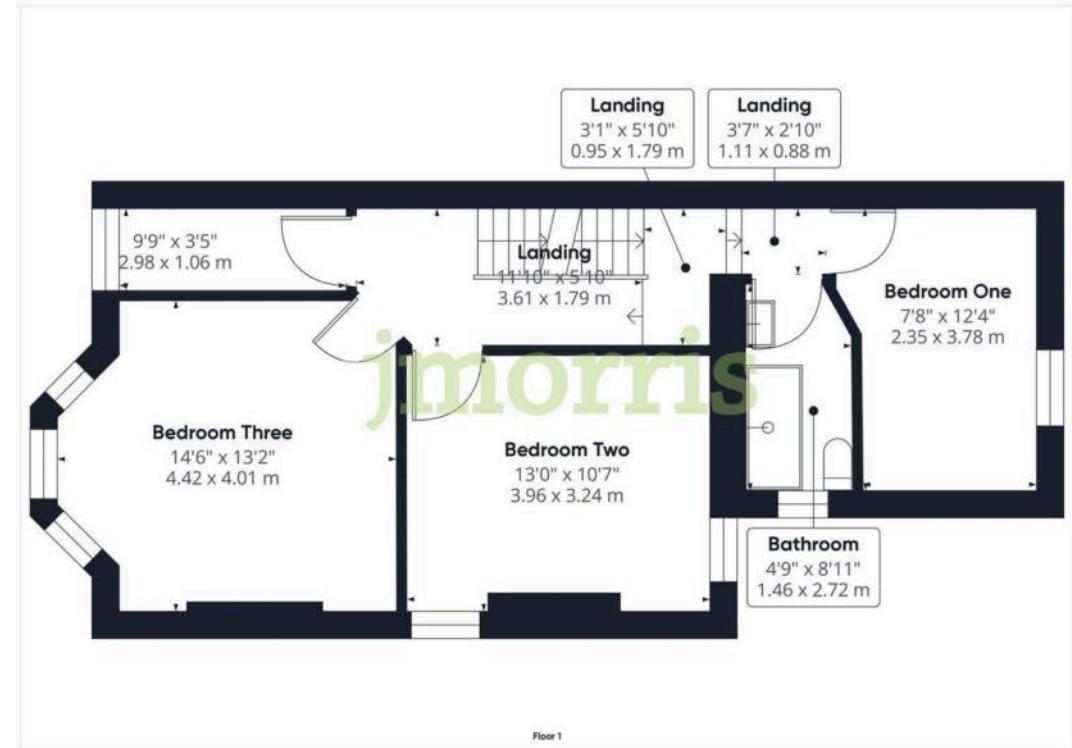
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JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • cardigan@jjmorris.com • <http://jjmorris.com>

