



Porthgerran Brynhafod, Cardigan – SA43 1NS

£250,000 Freehold

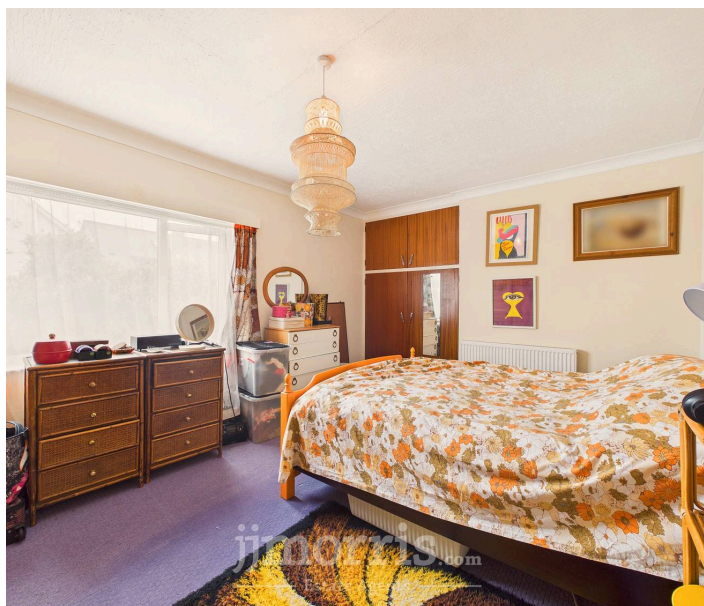
A three-bedroom bungalow set within a generous plot on a popular residential cul-de-sac in Cardigan town. The property offers well-proportioned, light and airy accommodation, including a kitchen/diner, a spacious lounge, and a large hallway currently used as an office.

Externally, the property benefits from front, side and rear gardens, a large integral garage offering potential for a variety of uses, and a sizeable driveway providing ample off-road parking. Further features include gas central heating and double-glazed windows throughout.

Viewing is highly recommended. This property would ideally suit a couple or family seeking comfortable accommodation with ample living space.

Council Tax band: E

Tenure: Freehold



Front Porch

uPVC double glazed door and windows, tiled floor, wooden glazed door to:-

Hallway

Built-in storage cupboards, uPVC double glazed windows, radiator, loft hatch, coved ceiling.

Sitting Room

Fireplace with slate hearth and stone surround, built-in shelving units, radiators, uPVC double glazed windows, coved ceiling.

Bedroom One

Built-in wardrobe, built-in storage cupboard, radiator, uPVC double glazed window, coved ceiling.

Bedroom Two

Radiator, uPVC double glazed window, storage shelves, coved ceiling.

Bedroom Three

Radiator, coved ceiling, uPVC double glazed window.

Bathroom

Bath, shower, WC, hand wash basin, tiled floor and walls, radiator, coved ceiling.

Utility

Laminate flooring, radiator, tiled walls, boiler uPVC double glazed window, coved ceiling, door to stairs leading down to:-

Garage

Up-and-over door, windows, door to WC with uPVC double glazed window, handwash basin and tiled splashback



Kitchen

Having a range of wall and base units with worktop surfaces, stainless steel sink unit, tiled splashback, pantry, storage cupboard, vinyl flooring, radiator, covered ceiling, uPVC double glazed window.

Utility

Laminate flooring, radiator, tiled walls, boiler uPVC double glazed window, covered ceiling, door to stairs leading down to:-

Garage

Up-and-over door, windows, door to WC with uPVC double glazed window, handwash basin and tiled splashback.

Utilities and Services

Heating Source: Gas 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 E What3Words: ///convey.overpower.division

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.





GARDEN

Set on a generous plot car parking area, there is a lawn, flower borders and shrubs/bushes and specimen trees.



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

