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33 Y Rhos, Cardigan – SA43 1NJ

Cardigan

£215,000



## 33 Y Rhos

Cardigan, Cardigan

A two bedroom semi detached bungalow with a loft room, which has the potential to increase the accommodation if required, subject to consent. The property is entering the market for the first time since being built, with the current owners having lived there since it was built. The accommodation comprises: vestibule, hall, living room, kitchen, garden room, two bedrooms, shower room and loft room. Externally, there is parking, garage and gardens.

Council Tax band: C

Tenure: Freehold

- A two bedroom semi detached bungalow with a loft room
- Externally, there is parking, garage and gardens.
- Has the potential to increase the accommodation if required, subject to consent.
- Convenient location, within walking distance of Cardigan Town centre



### **Vestibule**

Glazed wooden door to:

### **Hall**

Loft access with pull down ladder, radiator, airing cupboard, doors to:

### **Living Room**

uPVC double glazed window to the front elevation, coal effect fire with tiled base and wooden mantle over, coved ceiling.

### **Kitchen**

Having a range of wall and base units with worktop surface over, stainless steel sink unit, space for cooker with splash back and extractor fan over. Tiled splash back, uPVC double glazed window, wood effect flooring.

### **Bedroom One**

uPVC double glazed window, coved ceiling, radiator, storage cupboard.

### **Bedroom Two**

Sliding patio door to Garden Room, radiator, coved ceiling.

### **Garden Room**

uPVC double glazed windows, uPVC door to the garden. wall mounted heater.

### **Shower Room**

Corner shower, low flush w.c. Vanity unit with hand wash basin, tiled flooring and walls, radiator. uPVC double glazed window.

### **Loft Room**

uPVC double glazed window, eaves storage.



### Externally

Parking to the side for several vehicles and leading to the detached garage. The gardens have been designed with ease of maintenance in mind with decorative gravel and a variety of mature shrubs and bushes. Greenhouse, timber shed, paved patio.

### Utilities & Services

Heating Source: Gas Services: Mains Electric: Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///competing.cute.paving

### Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good indoor and outdoor Three - Variable indoor, good outdoor O2 - Good indoor and outdoor Vodafone. - Good indoor and 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.

### Anti Money Laundering & Ability To Purchase

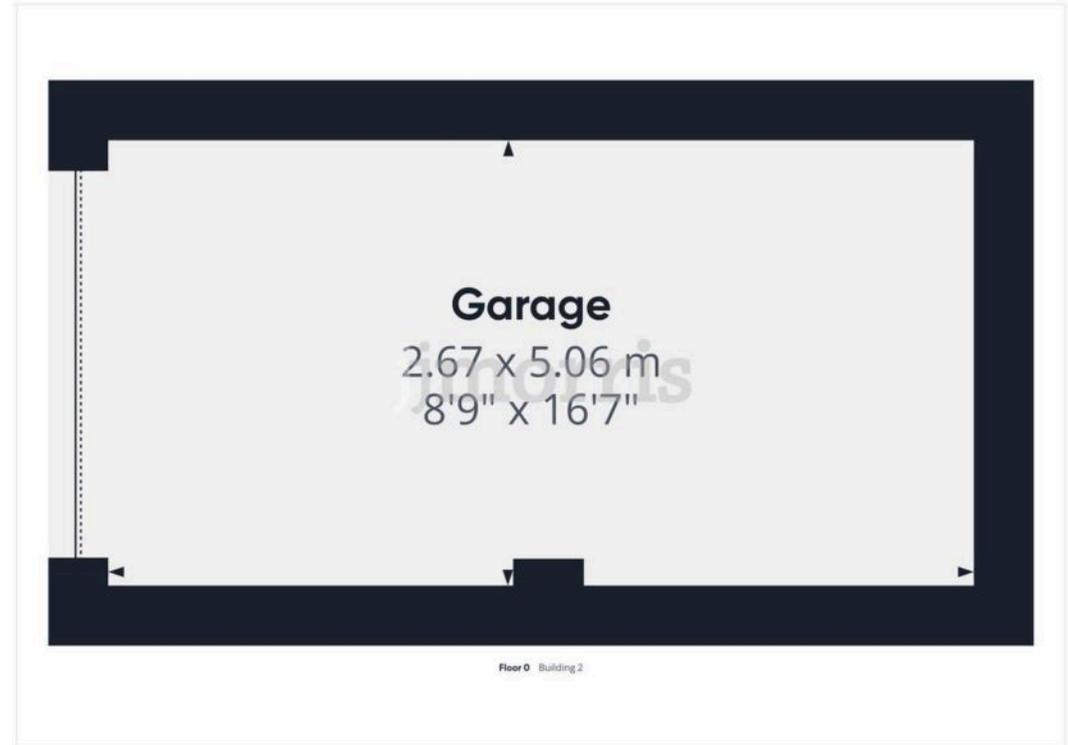
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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 15mbps download and Superfast 20mbps upload and 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.







**jjmorris.com**

## JJ Morris Cardigan Office

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