



## Porthgerran Brynhafod, Cardigan – SA43 1NS

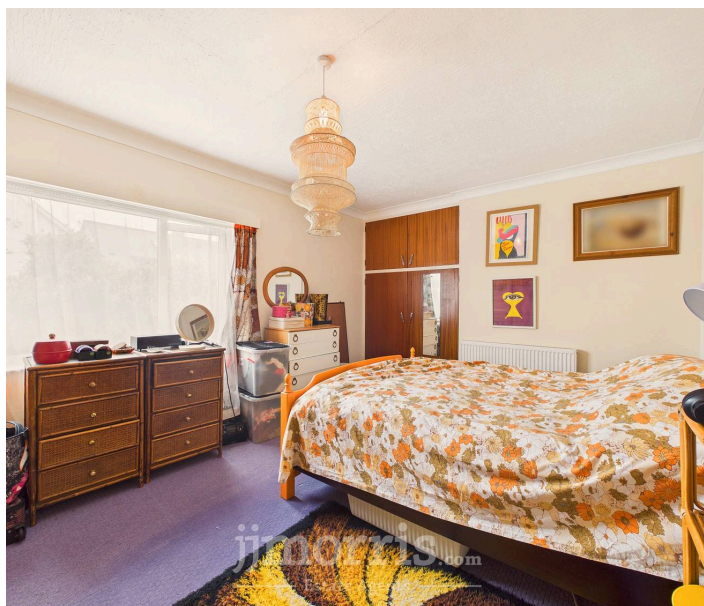
£250,000 Freehold

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](https://www.what3words.com////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.

#### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 15mbps upload and 68mbps 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 mobile coverage EE - Good outdoor, variable indoor Three - Good outdoor, variable indoor O2 - Good outdoor and indoor Vodafone. - Good outdoor and indoor 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.





## GARDEN

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



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