

This well-presented one bedroom semi-detached bungalow offers an excellent opportunity for first-time buyers, retirement home or investors. The accommodation is thoughtfully arranged to provide comfortable and versatile living, featuring an open plan living room and kitchen that creates a welcoming and sociable atmosphere. The kitchen is fitted with a range of units and space for appliances, making it both functional and stylish. An added benefit is the conservatory, which serves as an ideal dining area or relaxation space, enjoying views over the rear garden and allowing natural light to flood the interior. The generous double bedroom is complemented by a modern bathroom, ensuring convenience and comfort. The property is neutrally decorated throughout, ready for immediate occupation or for a buyer to add their own personal touches.

Outside, the property enjoys a range of practical and attractive features. There is off-road parking for one vehicle at the front, providing peace of mind and convenience for residents or visitors. A useful external storage cupboard is located by the entrance, offering a secure space for bikes, gardening tools, or other items. Gated side access leads to the enclosed rear garden, which is mainly laid to lawn with a patio area, making it perfect for outdoor entertaining, relaxing, or gardening. The garden enjoys a good level of privacy, bordered by fencing and mature shrubs, and offers ample scope for further landscaping or the addition of outdoor furniture. This property presents a rare opportunity to acquire a well-located bungalow with private outside space and parking, just a short distance from local amenities and transport links. Early viewing is highly recommended.

Council Tax band: A

Tenure: Freehold

**Cardigan**

☎ 01239 612343

**Fishguard**

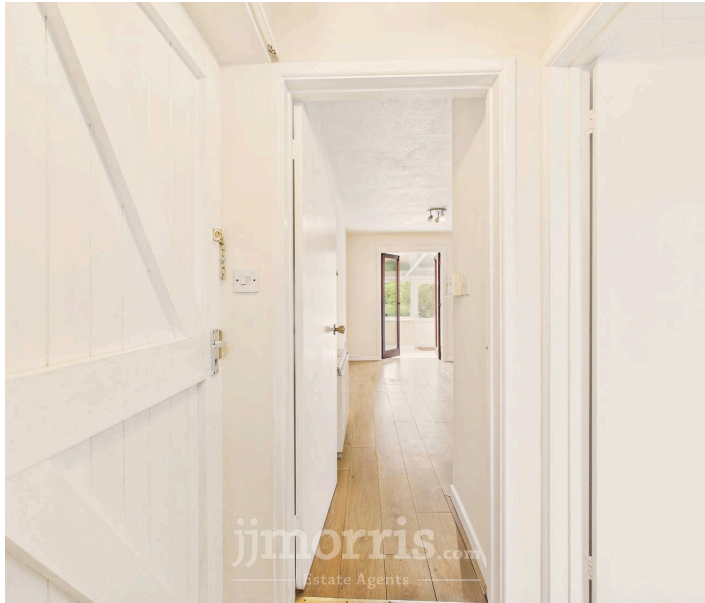
☎ 01348 873836

**Haverfordwest**

☎ 01437 760440

**Narberth**

☎ 01834 860260



### **Hallway**

Wood effect laminate flooring storage heater, uPVC double glazed window, doors to:-

### **Bathroom**

Wood effect laminate flooring, hand wash basin, WC, bath with shower over, tiled walls, uPVC double glazed window, heated towel rail.

### **Kitchen/Living Room**

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, wood effect laminate flooring, storage heater, tiled splashback, storage cupboard, window, stairs to first floor, doors to:-

### **Sun Room**

Tiled floor, storage heater, uPVC double glazed windows, door to rear garden, polycarbonate roof.

### **Bedroom**

Wood effect laminate flooring, storage heater, Velux windows, loft hatch.





### Utilities and Services

Heating Source: Economy 7 Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band A What3Words: ///lecturers.stopwatch.cherished

### 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 17mbps 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 mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Variable outdoor. Vodafone. - Variable 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.



## GARDEN

The property benefits from off-road parking for one vehicle, a practical external storage cupboard, and gated side access to the enclosed rear garden.

**Cardigan**

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Floor 0



Floor 1



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