



28 Y Rhos, Cardigan – SA43 1NJ

£225,000

A recently refurbished Three Bedroom Semi Detached Bungalow situated within walking distance of Cardigan Town with accommodation comprising: Vestibule, Hall, Living Room, Fitted Kitchen, Two Bedrooms and a Bathroom. To the first floor there is a Bedroom with Ensuite Shower Room. Outside the property has Parking, Garage and Low Maintenance Gardens to the Front and Rear.

Council Tax band: TBD



Porch

Upvc door, tiled flooring, part glazed door to:-

Hall

Radiator, fuse box, coved ceiling, wood effect floor, built-in storage.

Living Room

Upvc window, coal effect fire, radiator.

Kitchen

Having a range of wall and base units, gas hob with extractor fan over, built-in oven, tiled splashback, part tiled walls, tiled flooring, radiator, stainless steel sink Upvc window, plumbing for dishwasher and washing machine, void for dryer.

Bedroom One

Upvc window, radiator, built-in storage.

Bedroom Two

Upvc window, radiator.

Bathroom

Upvc window, low flush WC, hand wash basin with unit, heated towel rail, part tiled walls, tiled floor, shower cubicle with sliding door.





FIRST FLOOR

Landing

Attic space.

Bedroom Three

Wooden floor, Upvc window, radiator.

Ensuite

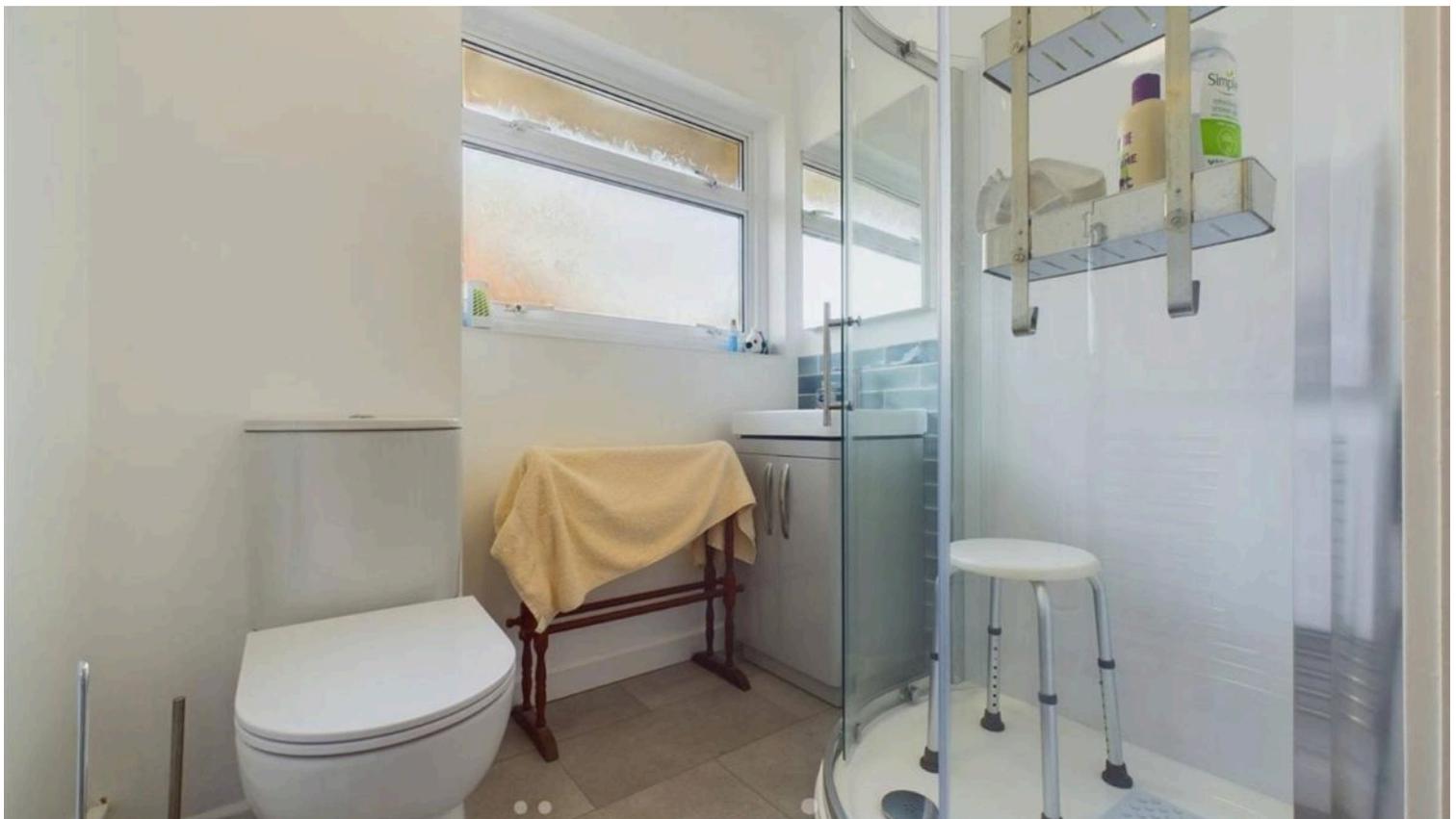
Low flush WC, hand wash basin, shower cubicle with electric shower.

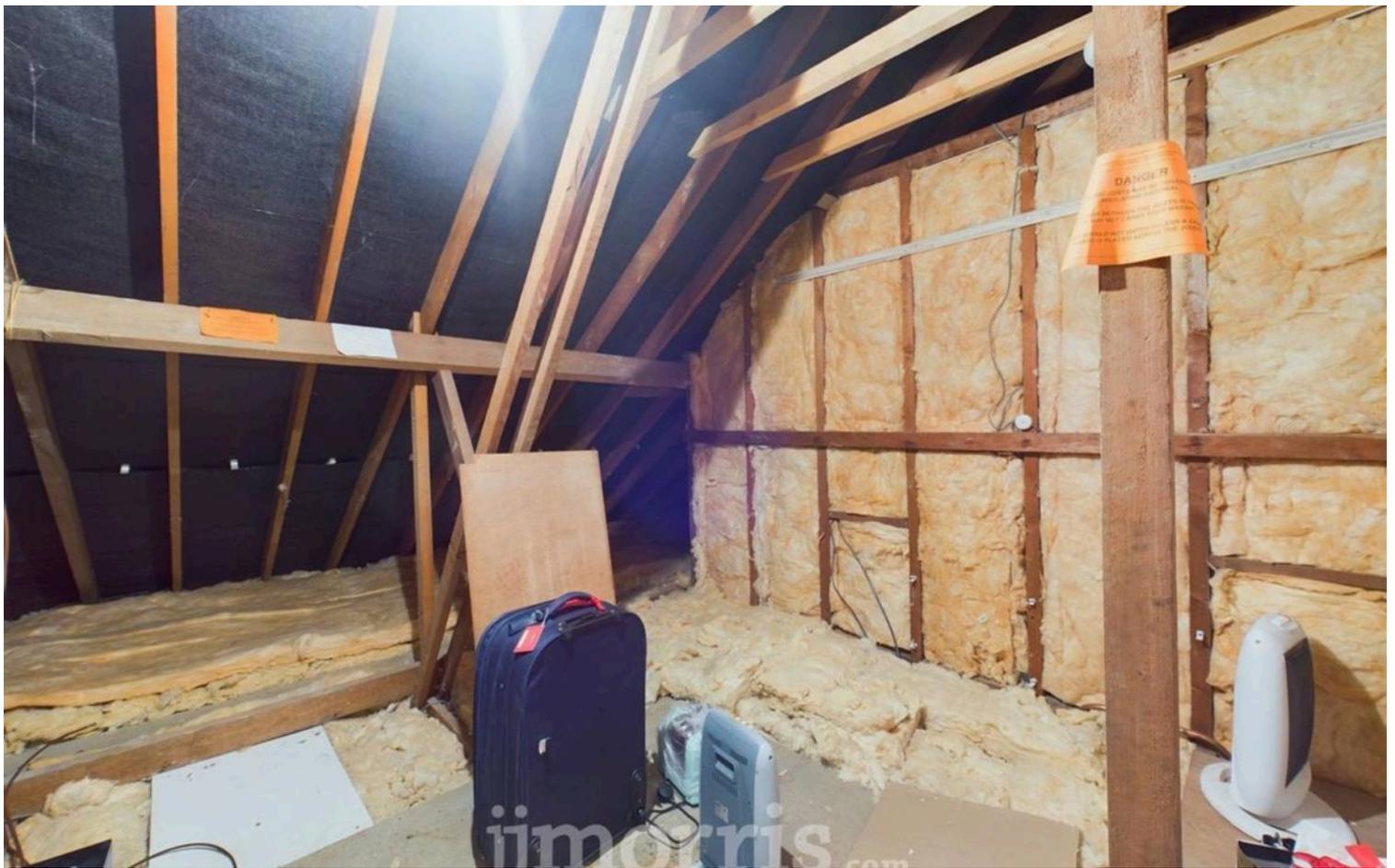
Externally

To the front there is a paved front garden, driveway and garage. To the rear, the garden has been paved for ease of maintenance, greenhouse.

Utilities & Services

Heating Source: Gas central heating. Services: Electric:
Mains Water: Mains Drainage: Mains Local Authority:
Ceredigion County Council Council Tax: Band C Tenure:
Freehold and available with vacant possession upon
completion. What Three Words:
///demanding.lance.segments





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 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 - Likely 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.