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This two bedroom end of terrace cottage presents an excellent opportunity for those seeking a property with potential in a peaceful rural location. The home features three versatile reception rooms, offering ample space for both relaxation and entertaining. The interiors are ready for improvement, providing a blank canvas for buyers to create their ideal living environment. The layout is well proportioned, with the two bedrooms offering comfortable accommodation and the reception rooms lending themselves to a variety of uses, including a formal lounge, dining room, or home office. The cottage retains characterful features, and its position at the end of the terrace ensures additional privacy and natural light. With scope for modernisation, this property is ideal for purchasers looking to add value and personalise their next home.

Externally, the property benefits from a thoughtfully designed outdoor space that complements its rural setting. A paved pathway leads to the front entrance, creating an inviting approach to the home. This pathway continues along the side of the house, providing practical access to the side garden, which offers potential for landscaping or outdoor seating. The garden features a raised lawn, which serves as an attractive focal point and provides a pleasant area for relaxation or al fresco dining. The pathway extends to the rear of the property, ensuring convenient movement throughout the garden and making it easy to enjoy the outdoor spaces from multiple angles. The garden is bordered by mature planting and fencing, offering a sense of seclusion and privacy. This well considered outside space enhances the overall appeal of the property and provides an excellent opportunity for gardening enthusiasts or those wishing to enjoy the tranquillity of rural living.

Council Tax band: C

Tenure: Freehold

Contact Cardigan Office



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Entrance

uPVC glazed door, solid floor, doors to:-

Sitting Room

Flagstone floor, uPVC double glazed window, storage heater on slate hearth, stone wall, doors to:-

Living Room

Log burner on slate hearth, stone wall, uPVC double glazed window, stairs leading to first floor.

Bathroom

Hand wash basin, bath, WC, towel rail, laminate tiled walls, uPVC window.

Kitchen

Belfast sink, worktops, storage shelving, tiled floor, uPVC double glazed windows, uPVC glazed door to:-

Store Room

Storage radiator, uPVC double glazed window, uPVC glazed door to:-

Conservatory

uPVC double glazed windows and door to garden, polycarbonate roof.

Landing

Storage heater, doors to:-





Bedroom One

uPVC double glazed window, electric heater.

Bedroom Two

uPVC double glazed window, storage cupboard, electric heater, loft hatch.

Ensuite

Shower, hand wash basin, WC, uPVC double glazed window, storage cupboard, towel rail.

Utilities & Services

Heating Source: Electric. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band C What3Words: ///tortoises.entire.shirts

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 ultrafast broadband available, with speeds up to Standard 0.5mbps upload and 4mbps download and Ultrafast 220mbps upload and 1800mbps 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.

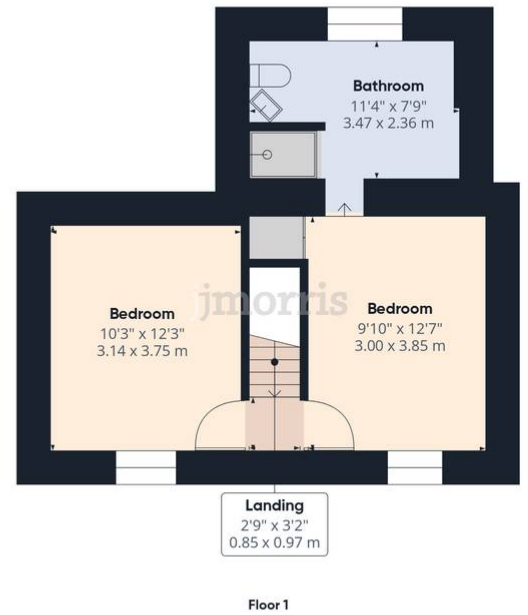
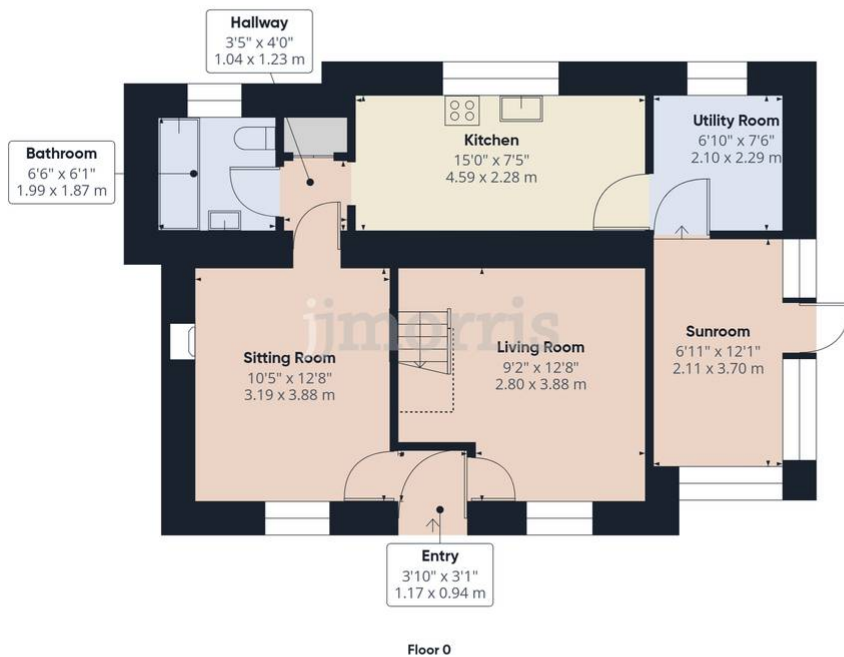
Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE - Good outdoor, variable indoor Three - Poor to none outdoor. O2 - Poor to none outdoor. Vodafone. - Poor to none 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 a paved pathway leading to the front entrance, with additional paved access extending to the side garden. A raised lawn provides an attractive outdoor space, with a pathway continues to the rear of the property, offering convenient access throughout the garden.



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