



**Llys Gwyn Gwbert Road, Cardigan – SA43 1AF**  
Cardigan

Fixed Price **£499,000**



## Llys Gwyn Gwbert Road

Cardigan, Cardigan

### **Porch**

Glazed door opens to:

### **Hall**

Oak flooring, stairs to first floor, radiator, doors to:

### **Living Room**

Oak flooring two radiators, feature fire surround with coal effect gas fire, coved ceiling, wall lights.

### **Kitchen/Dining/Family Room**

A stunning room which has been divided into two areas, providing a semi-open plan feel including a range of wall and base units, built-in pantry, sink with macerator, built-in fridge and freezer with drinks dispenser, unit lighting, integrated dishwasher, feature worktops and breakfast bar, two drinks fridges. Feature lantern roof with self cleaning glass and electric windows, large sliding patio doors, radiator, log burning stove.

### **Shower Room**

WC, wash hand basin, shower, tiled walls, extractor fan, window, radiator.

### **Bedroom**

Radiator, sliding patio doors to rear, fitted wardrobes.

### **Utility Room**

External door, plumbing for washing machine.

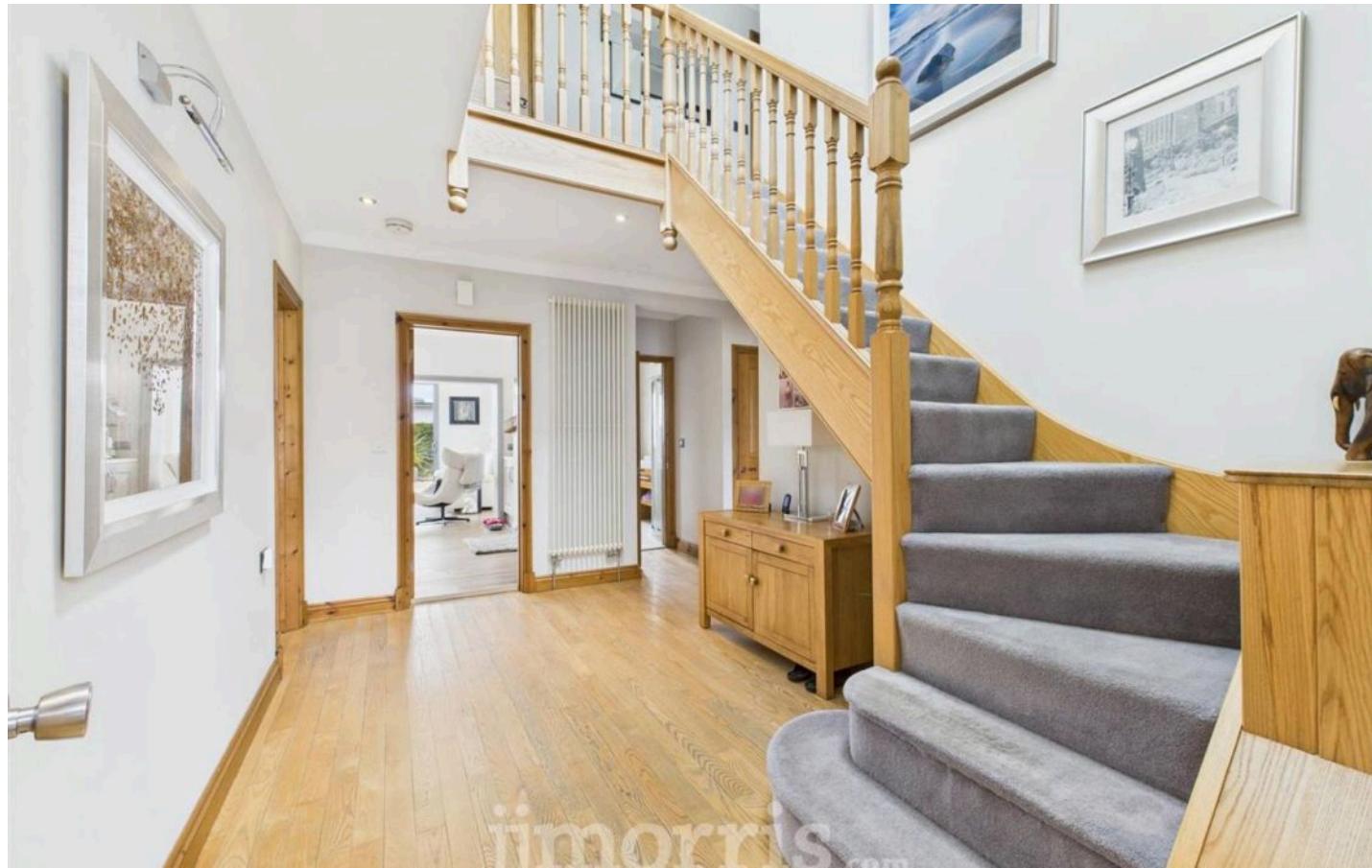
### **Storage Room**

Housing Worcester mains gas central heating boiler.

### **Bedroom/Study**

Fitted with a range of office furniture, radiator,





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### **First Floor**

#### **Landing**

Velux roof window, storage cupboard, radiator, doors to:

#### **Bedroom**

Radiator, window, double doors to large walk-in dressing room/storage with Velux roof window.

#### **Bathroom**

WC, bath with shower fittings, wash basin, heated towel rail, window. Feature lighting

#### **Bedroom**

Two windows, radiator, walk-in dressing room with high quality fitted wardrobes and Velux roof window.

#### **Externally**

Electric gates open onto driveway providing parking for several cars. Decking area, mature shrubs and bushes, path down each side with gates to low maintenance garden area which is mainly laid to patio, decking seating area and store shed.

#### **Utilities & Services**

Heating Source: Mains 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:

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## 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.

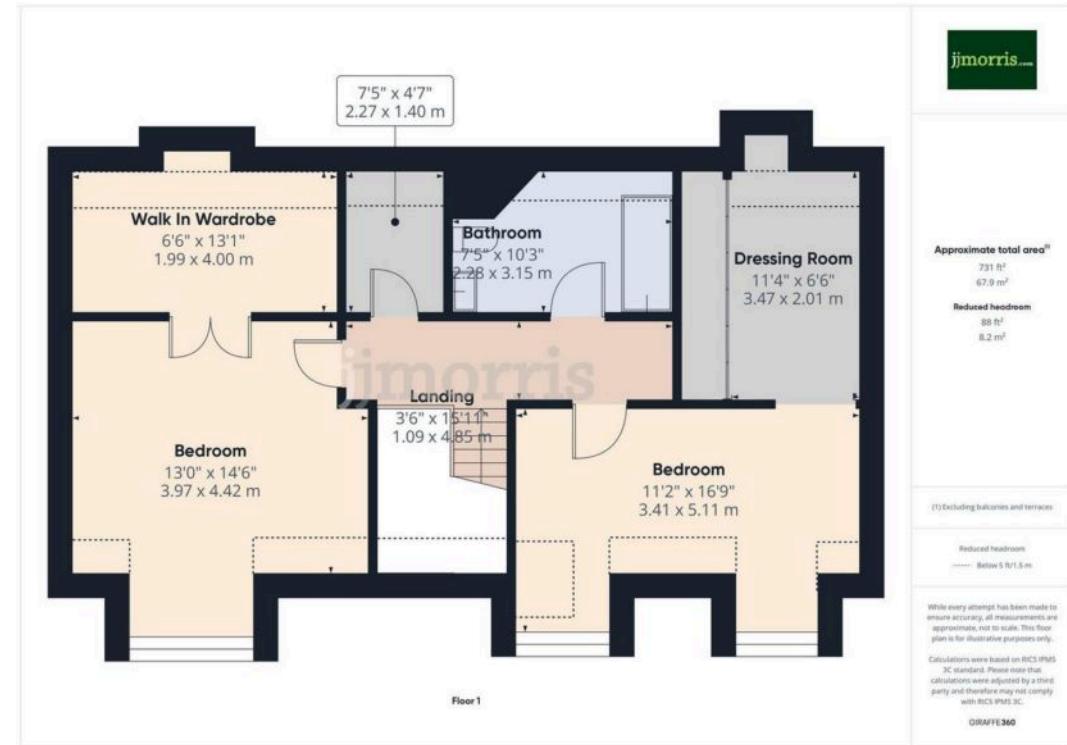
## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 8mbps upload and 52mbps 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 - Limited Vodafone. Voice - Limited & 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.







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