



2 Windsor Terrace Aberystwyth Road, Cardigan – SA43 1LY

£249,950 Freehold

This delightful mid-terrace house offers a perfect blend of comfort and convenience. Spanning three floors, the property boasts an impressive layout with three spacious reception rooms, ideal for both relaxation and entertaining guests. The house features four well-proportioned bedrooms, providing ample space for families or those seeking a home office. The bathroom is thoughtfully designed to cater to the needs of modern living. One of the standout features of this property is the parking and a garage. This added convenience ensures that you can enjoy the vibrant community of Cardigan without the hassle of parking woes.

Council Tax band: C. Tenure: Freehold



Vestibule

Tiled flooring, picture rail, feature stained glass door opening to:-

Hallway

Wood effect laminate flooring, stairs rising off to the first floor, radiator, coved ceiling, door to:-

Living Room

Upvc double glazed bay window to the front elevation, wood effect laminate flooring throughout, three radiators, feature fireplace with decorative inset tiles and hearth, coved ceiling.

Dining Room

Feature brick fireplace, recessed wooden shelving, two radiators, coved ceiling, understairs storage cupboard with void and plumbing for washing machine, part panelled walls, internally glazed window, glazed doors opening to:-

Conservatory

Tiled flooring, part panelled walls, Upvc double glazed windows and door leading out to the rear.



Kitchen

Having a range of wall and base units with complimentary worksurface over, inset stainless steel sink unit with mixer tap and drainer, integrated fridge and freezer, ceramic hob with extractor fan over, inset electric oven, tiled splashback, glazed display cabinets, Upvc double glazed window and door to the rear, tiled flooring.

FIRST FLOOR

Split level landing, door to:-

Bathroom

A spacious room with panel bath with shower and screen over, pedestal hand wash basin, low flush WC, dual aspect Upvc double glazed window, built-in storage cupboards, tiled splashback.

Bedroom One

Upvc double glazed window to the front, picture rail, built-in wardrobes, radiator.

Bedroom Two

Upvc double glazed window to the rear, radiator, picture rail.

Bedroom Three

Upvc double glazed window to the front, radiator, coved ceiling.





SECOND FLOOR

Bedroom Four

Two large Velux windows, exposed beams, eaves storage.

Externally

Wrought iron gate opens to a small courtyard area with dwarf wall and wrought iron railings. To the rear there is a paved patio, lawned garden with flower and shrub borders, concrete path leads to the rear of the garden where there is a potting shed, double garage and access to the parking area.

Utilities & 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 C What3Words: [///ideas.cubic.farms](https://ideas.cubic.farms) Under the Estate Agents Act 1979, we are obliged to inform you that the owner of this property is an employee of JJ Morris.

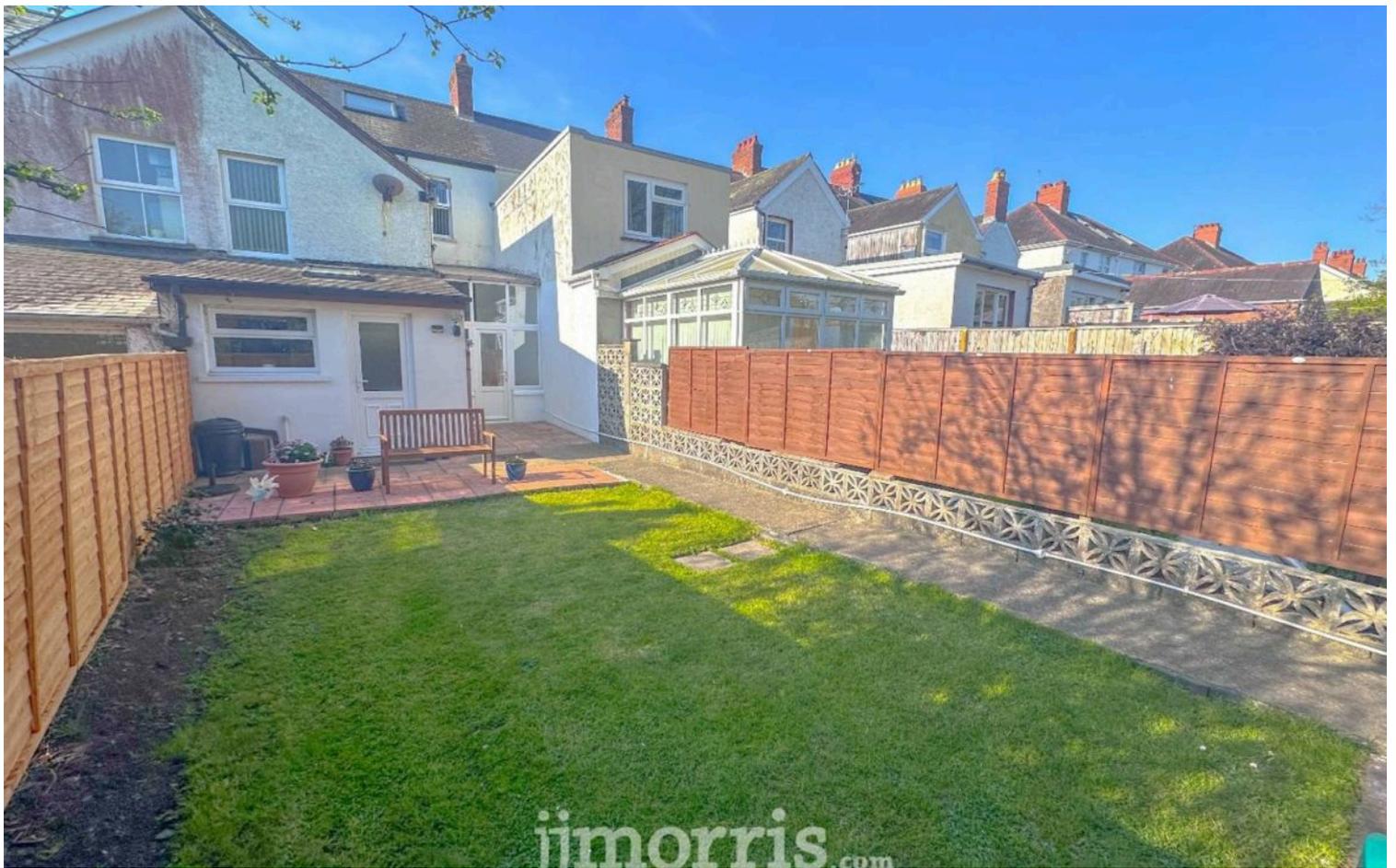


Anti Money Laundering & Ability To Purchase

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 - 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.



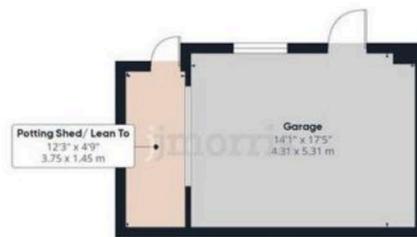
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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