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2 Llyn Y Felin Gwbert Road, Cardigan – SA43 1AL

£199,950 Freehold

A traditional two bedroom cottage situated in the heart of Cardigan, on the favoured residential location of Gwbert Road, just a short walking distance to the main high street and other facilities. The accommodation comprises: hall, living room, dining room, kitchen and utility. To the first floor there are two good sized bedrooms and a bathroom with dressing room. Externally, there is parking and generous gardens.

Council Tax band: TBD

Tenure: Freehold



Accommodation Comprises:

uPVC entrance door with glazed panels, opens to:

Hall

Under stair cupboard, doors to:

Living Room

Gas fire set on a tiled hearth, uPVC double glazed window to the rear, radiator. Door to:

Kitchen

Having a range of wall and base units with work surface over, inset sink and drainer, with mixer tap over. Space for cooker, tiled splash back, radiator, two uPVC double glazed windows. Opening to:

Utility Area

Pedestal hand wash basin, plumbing for washing machine, two uPVC double glazed windows.

Dining Room

uPVC double glazed bow window to the front elevation, radiator, stairs rise off to the first floor.

First Floor

Landing

Loft access, doors to:



Bedroom One

uPVC double glazed window to the rear, radiator, range of built in wardrobes/storage cupboards.

Bedroom Two

uPVC double glazed window to the front, radiator.

Dressing Room/Bathroom

Dual aspect uPVC double glazed windows, two radiators, panel bath, pedestal hand wash basin, low flush w.c. Tiled walls, extractor fan.

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: ///dynamics.perplexed.reach





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 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.

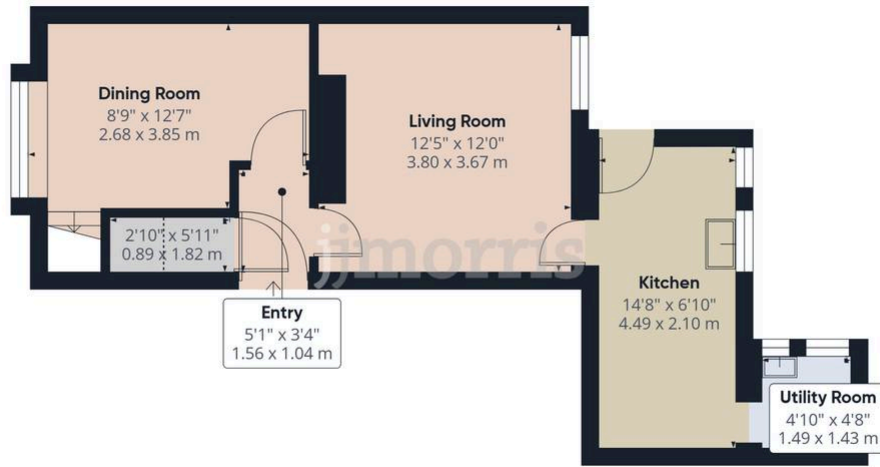


Garden

Generous sized lawned garden to the rear.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor and indoor. Three - Good outdoor, variable indoor. O2 - Variable outdoor. Vodafone. - Good 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.



Floor 0



Floor 1



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