



jjmorris.com



23 William Street, Cardigan

£175,000 Freehold

Three Bedroom Terraced House • Town Centre Location • Well Presented

Contact Cardigan Office

5 High Street, Cardigan,
Ceredigion SA43 1HJ

01239 612343

cardigan@jjmorris.com



Hallway

Glazed door, tiled floor, radiator, under stairs storage, coved ceiling, doors to:-

Living Room

Stone fireplace with slate hearth, storage shelving, wooden floor, radiator, uPVC double glazed window.

Dining Room

Wooden floor, radiator, fireplace, uPVC door to the rear garden, coved ceiling.

Kitchen

Range of base units, Belfast sink with mixer tap over, tiled splashback, uPVC double glazed windows, panel radiator, uPVC door to rear patio.

Bathroom

Hand wash basin, WC, bath, shower, tiled splashback, airing cupboard, uPVC double glazed window, towel rail, loft hatch, coved ceiling, laminate flooring.

Landing

Radiator, doors to:-

Bedroom One

Radiator, uPVC double glazed windows, storage cupboards.





Bedroom Two

Radiator, storage cupboard, uPVC double glazed window.

Bedroom Three

Wooden floor, Velux window.

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: [///political.notifying.loss](https://www.what3words.com/loss-political-notifying-political-notifying-loss)

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 19mbps 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.

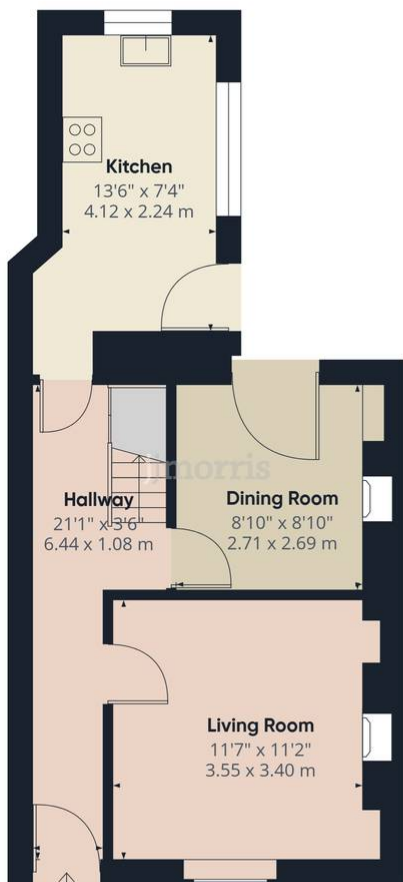
Mobile Phone Coverage

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

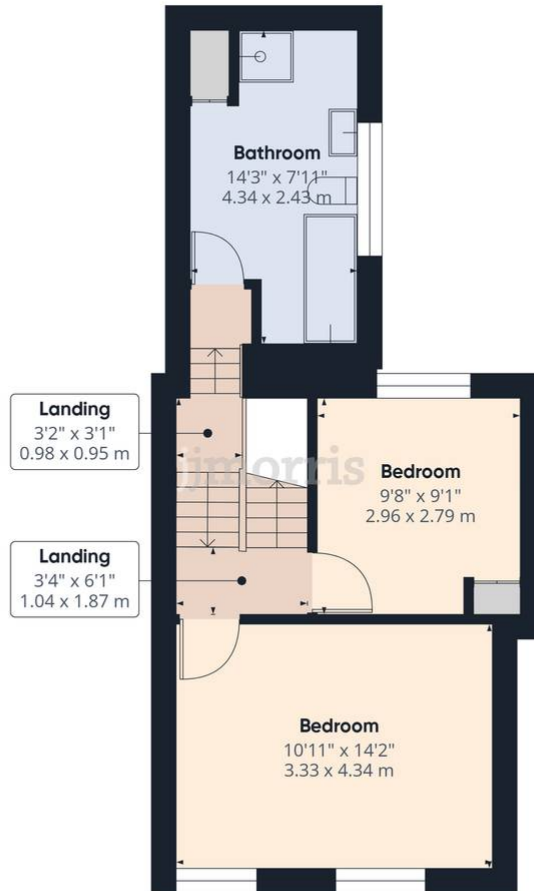


GARDEN

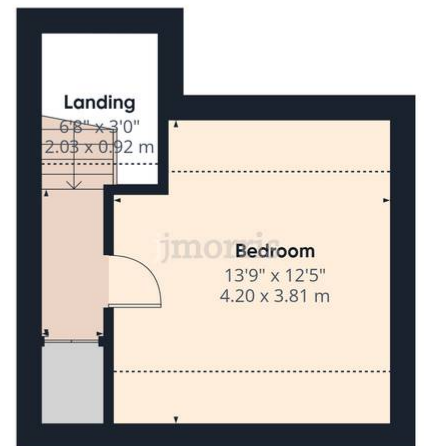
Paved patio area, steps leading to lawned area.



Floor 0



Floor 1



Floor 2

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

