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Maes A Mor Park Place, Cardigan

£375,000 Freehold

Deceptive Four/Five Bedroom Dormer • Versatile Accommodation • Good Sized Plot • Gardens, Parking & Garage • Timber Cabin

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Front Porch

Tiled floor, coved ceiling, wooden glazed door to:-

Hallway

Radiator, coved ceiling, door to:-

WC

WC, hand wash basin with tiled splashback, radiator, double glazed window.

Living Room

Radiators, double glazed windows, fireplace with gas fire place and stone feature surround, coved ceiling.

Sun Room

Wooden floor, wood effect uPVC double glazed windows and doors, sliding door to Hallway.

Dining Room/Bedroom Five

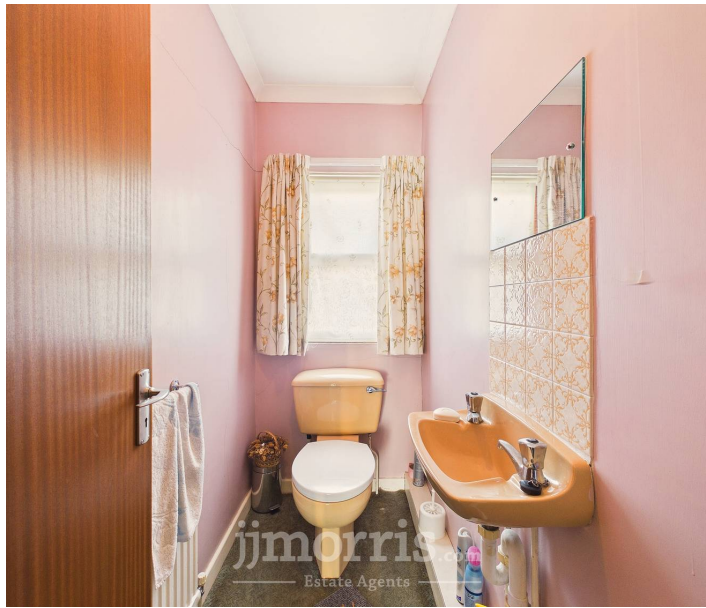
Radiator, double glazed windows, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces over, stainless steel sink unit, tiled floor and walls, radiator, double glazed window.

Rear Hallway

Tiled floor, tiled walls, double glazed window, door to rear garden.



Utility/Secondary Kitchen

Having a range of wall and base units, Rangemaster cooker, tiled floor and walls, double glazed window.

Laundry Room

Storage units, tiled floor and walls, void and plumbing for washing machine, double glazed window, door to WC, door to rear garden.

Bedroom One

Hand wash basin with storage unit under, radiator, double glazed window, coved ceiling.

Bedroom Two

Hand wash basin with storage unit under, radiator, double glazed window, coved ceiling.

Bathroom

Bath, hand wash basin, WC, bidet, double glazed window, tiled floor and walls.

Landing

Airing cupboard, storage cupboard, radiator, Velux window, coved ceiling.

Bedroom Three

Hand wash basin, built-in wardrobe, radiator, double glazed window, coved ceiling.

Bedroom Four

Hand wash basin, double glazed window, radiator, coved ceiling.





Store Room

Loft hatch, door to eaves storage.

Bathroom

Hand wash basin, WC, shower, tiled floor and walls, radiator, double glazed window.

Garage

Electric roll over door, double glazed window, storage units.

Utilities and Services

Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band What3Words: ///dilute.seating.rivals

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 14mbps download and Superfast 9mbps upload and 55mbps 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 and indoor Three - Good outdoor, variable indoor O2 - Good outdoor, variable indoor Vodafone. - Good outdoor, variable indoor 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 is set on a generous plot with low maintenance gardens to the front and rear with raised flower and shrub borders, greenhouse and a timber cabin, which can be utilised as a home office or overflow accommodation.



Floor 0



Floor 1



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

