2 Maes Rheithordy, Cilgerran

£269,000 Freehold

Three Bedroom Semi Detached • Master Bedroom with Ensuite • Good Sized Plot • Parking & Gardens

Contact Cardigan Office

5 High Street, Cardigan, Ceredigion SA43 1HJ | 01239 612343 | cardigan@jjmorris.com

Hallway
uPVC glazed door, wood effect laminate flooring, radiator, stairs rising up to first floor, doors to:-

WC
Hand wash basin, WC, towel rail, wood effect laminate flooring, uPVC double glazed window.

Kitchen
Having a range of wall and base units with stainless steel sink and mixer tap over, integrated oven and hob with extractor fan over, tiled floor, uPVC double glazed window.

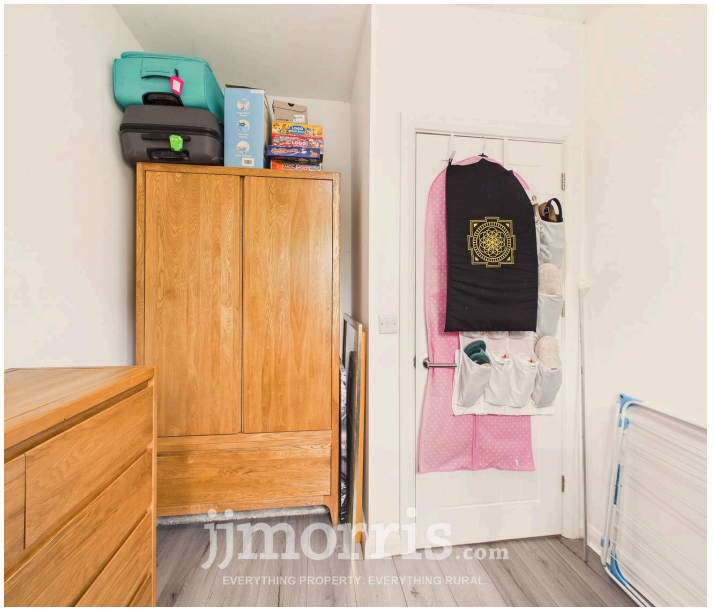
Living Room
Electric fire, uPVC double doors opening to rear garden, understairs storage cupboard, radiator.

Landing
Storage cupboard, loft access doors to:-

Bedroom One
Radiator, uPVC double glazed windows, door to:-

Ensuite
Hand wash basin, WC, towel rail, shower, uPVC double glazed window, tiled floor.

Bedroom Two
Radiator, uPVC double glazed windows.

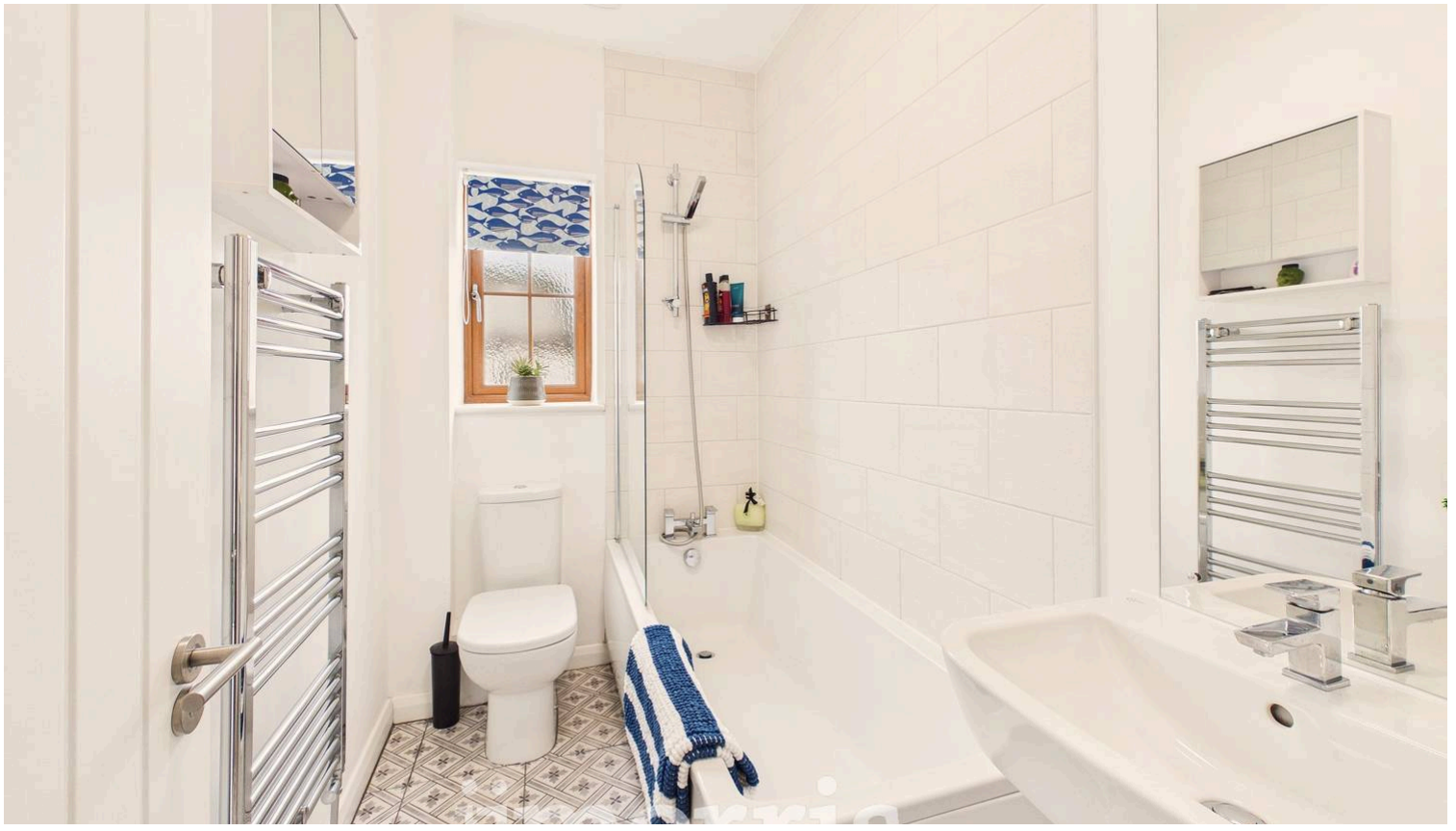


Bedroom Three
Wood effect laminate flooring, radiator, uPVC double glazed windows.

Bathroom
Hand wash basin, WC, bath with shower over, part tiled walls, towel rail, uPVC double glazed window, tiled floor.

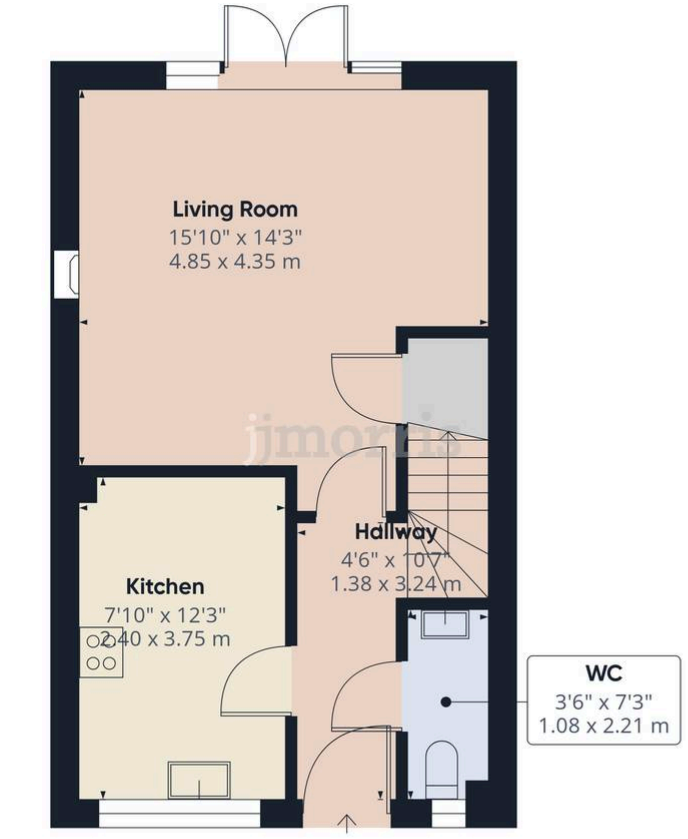
Utilities & Services
Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///haunt.seats.pockets

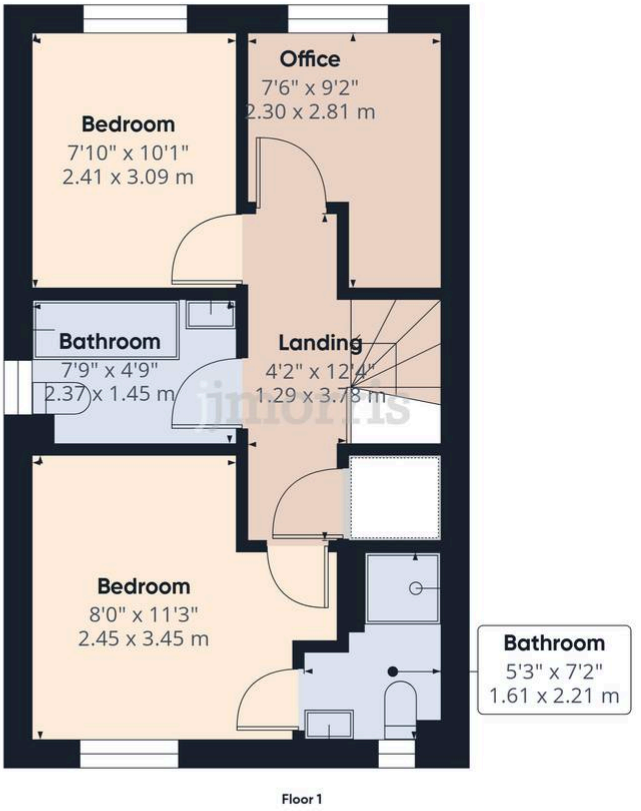
Anti Money Laundering & Ability To Purchase
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof 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 standard, superfast and ultrafast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1800mbps 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.

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, variable indoor. 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.





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

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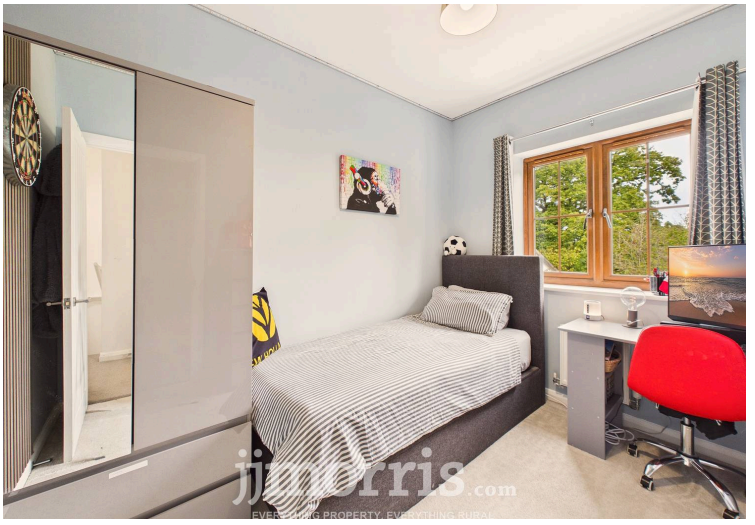
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