





# Trem Y Wawr Aberystwyth Road, Cardigan

## £300,000 Freehold

Three Bedroom Bungalow • Loft/Hobby Rooms • Two Reception Rooms • Parking & Garage • Gardens


**Contact Cardigan Office**

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







**Side Entrance**
uPVC glazed door, radiator, wooden panelled walls, doors to:-

**Front Hallway**
uPVC glazed front door, wood effect laminate flooring, radiator, coved ceiling, doors to:-

**Living Room**
radiator, vinyl flooring, uPVC double glazed window, wooden panelled wall with glazed window, airing cupboard.

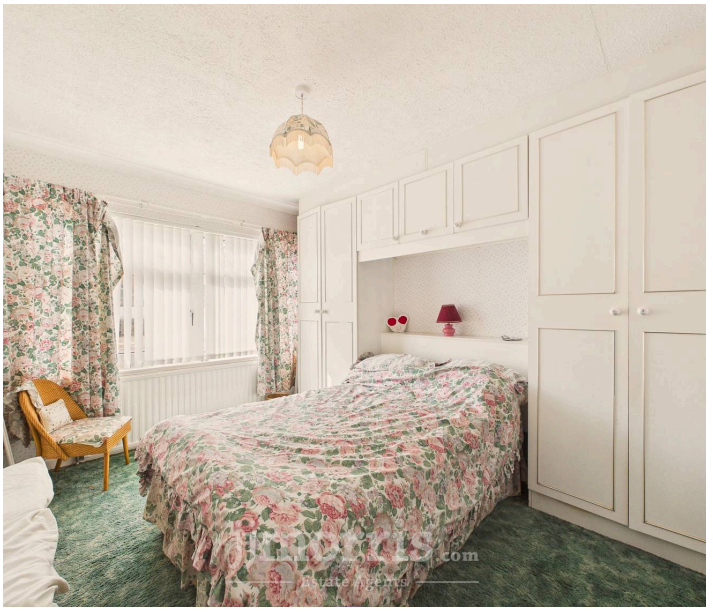
**Sitting Room**
uPVC double glazed bay window, gas fire on tiled hearth with stone feature surround, coved ceiling, radiators.

**Kitchen**
Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, integrated oven and hob with convector fan over, tiled walls, vinyl flooring, uPVC double glazed windows, radiator, loft hatch, wooden stable door to:-

**Utility**
Tiled flooring, space for white goods, stainless steel sink, fitted storage units, boiler.

**Garage**
Up-and-over door, fitted shelving units, sliding door to:-





**Bathroom**
Tile floor and walls, radiator, WC, hand wash basin in vanity unit, shower, Velux window.

**Bedroom One**
Built-in wardrobes, uPVC double glazed window, radiator, coved ceiling.

**Bedroom Two**
Fitted wardrobes, coved ceiling, radiator, uPVC double glazed window.

**Bedroom Three**
Fitted wardrobes, uPVC double glazed window, radiator.

**Bathroom**
Non-slip vinyl flooring, hand wash basin, WC, disabled access shower, bidet, tiled walls, double glazed window, radiator, coved ceiling.

**Loft Space**
Accessed via stairs from the hallway, uPVC double glazed window, storage heater, access to eaves storage, door to:-

**Secondary Loft Space**
Storage heater, uPVC double glazed window.





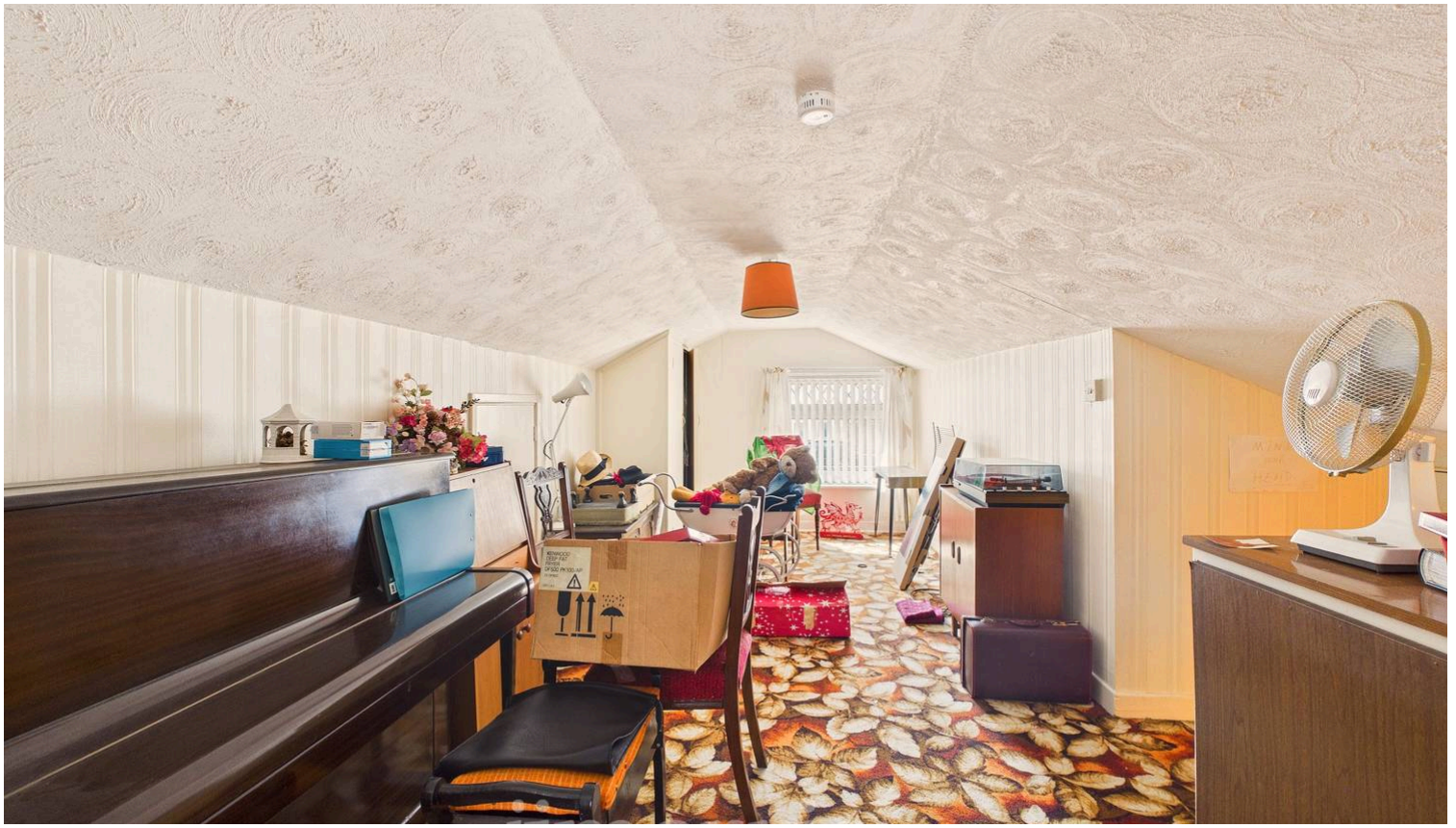


**Utilities and Services**

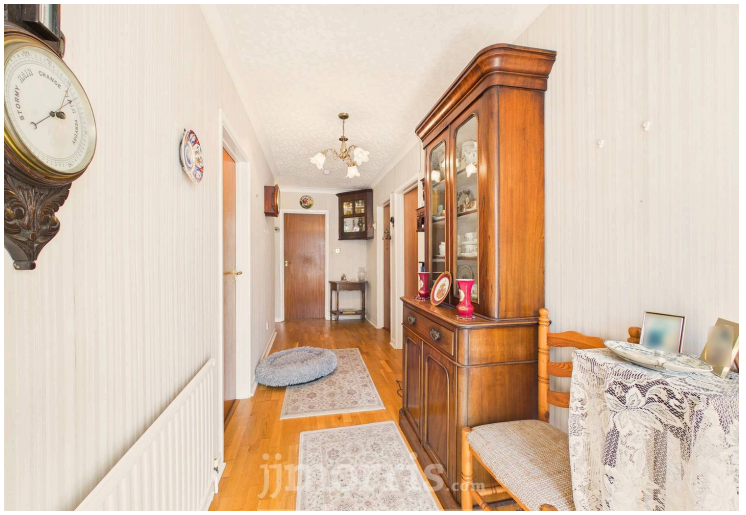
Heating Source: Gas central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band E What3Words: ///support.hiring.glorious

**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.

**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 and indoor Vodafone. - Good outdoor and 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**

Good sized lawned garden with mature shrubs and bushes, patio area.




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



