





Gelli Tenby Road, Cardigan

£215,000 Freehold

Three Bedroom Semi Detached House • No Onward Chain • Three Reception Rooms • Gardens, Parking & Garage

Contact Cardigan Office

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Porch
uPVC glazed door and double glazed windows, radiator, door to:-

Hallway
Tiled floor, radiator, understairs storage, stairs rising to first floor, doors to:-

Sitting Room
uPVC double glazed bay window, radiator, picture rail.

Dining Room
Log burner on slate hearth, storage cupboard and shelving, tiled floor, radiator, uPVC double glazed window, picture rail, door to:-

Kitchen
Having a range of wall and base units, stainless steel sink unit with mixer tap over and tiled splashback, uPVC double glazed window, radiator, uPVC door to rear garden, coved ceiling, tiled floor, French sliding door through to:-

Sun Room
Laminate flooring, double glazed windows, radiator, polycarbonate roof.

Landing
uPVC double glazed window, doors to:-





Bedroom One
uPVC double glazed window, radiator, picture rail.

Bedroom Two
uPVC double glazed window, radiator, picture rail, loft access.

Bathroom
Bath, WC, hand wash basin, towel rail, tiled effect vinyl flooring, tiled wall, uPVC double glazed window.

Bedroom Three/Study
uPVC double glazed window, radiator.

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 D What3Words: ///broadcast.lock.dusts

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 ultrafast broadband available, with speeds up to Standard 1mbps upload and 16mbps 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. 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 indoor mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor. 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 benefits from off-road parking and a useful storage shed to the rear. Externally, there is a well-maintained rear garden featuring a paved patio area, ideal for outdoor dining and entertaining, along with a lawned area.



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