



7 Grove Park, Cardigan, SA43 1AX

**£195,000**

An improvable split level, three bedroom property situated in the market town of Cardigan. Whilst the property does require some modernisation and improvement, it provides spacious family accommodation with a realistic asking price. The accommodation briefly comprises: Entrance Hall, Cloakroom/WC, Living Room, Kitchen/Diner, Side Porch. The lower ground floor benefits from Three Bedrooms and a Family Bathroom. Externally, there is parking, car port and a good sized garden. Viewing is highly recommended to appreciate the scope of the accommodation on offer. No forward chain.

Hardwood glazed entrance door with matching side panels opens to:-

### Hallway



### Bedroom One



Sliding patio doors leading out to the garden, radiator.

Radiator, panelled ceiling, doors to:-

### Living Room



### Bedroom Two



Window to the rear, radiator.

### Bedroom Three



Window to the rear, radiator.

### Kitchen/Dining Room



Having a range of wall and base units with complimentary work surface over, inset sink unit and drainer, electric oven, ceramic hob with extractor fan over, tiled splashback, glazed display cabinets, void and plumbing for washing machine and dishwasher, wood effect parquet flooring, breakfast bar area, dual aspect double glazed windows, radiator, wall mounted Worcester mains gas boiler.

### Side Porch

Double glazed window, hardwood glazed door, base cabinets and worksurface.

### Lower Ground Floor

Understairs storage, radiator.



Panel bath with electric shower and screen over, pedestal hand wash basin, low flush WC, radiator, tiled surrounds, extractor fan, glazed window to the rear.

## Externally



The property is approached via a tarmac driveway with covered car port, paved pathways lead to the side. Lawned rear garden with paved patio area, concrete perimeter paths and steps rising to the First Floor of the property.

## Utilities & Services

Heating Source: Mains 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: ///retire.bond.nerd

## 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 12mbps download and Superfast 20mbps upload and 80 mbps 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 Voice - Likely & Data - Likely

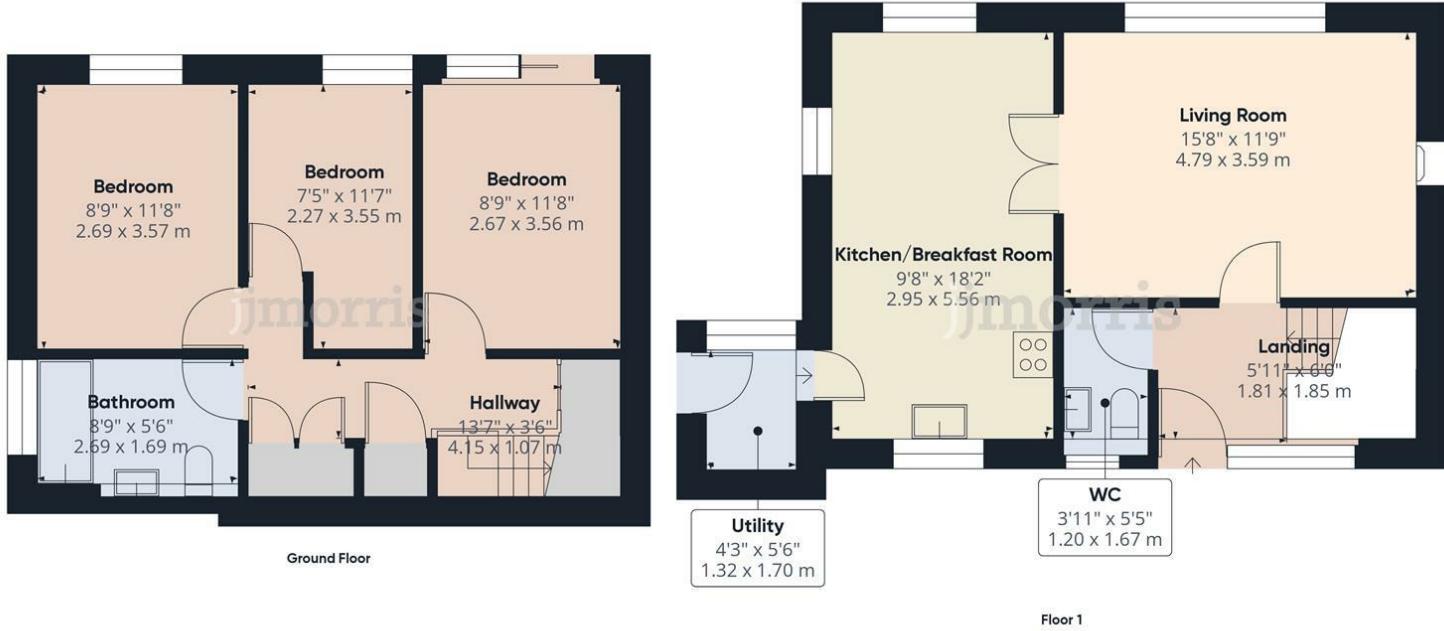
Three Voice - Likely & Data - Likely

O2 Voice - Limited & Data - Limited

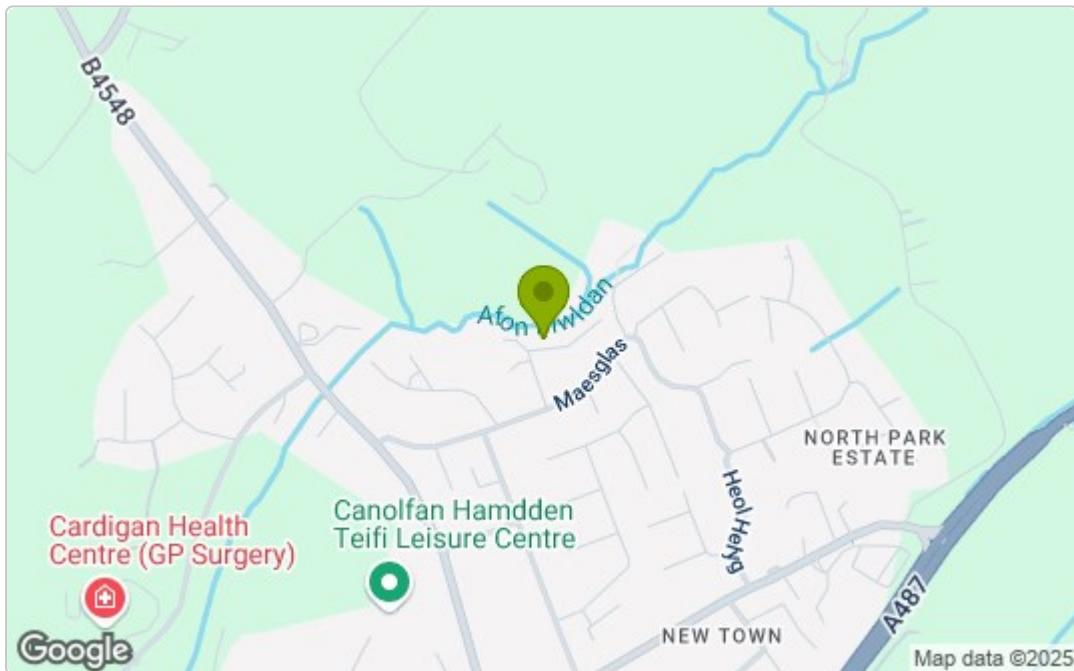
Vodafone. Voice - Limited & Data - Limited

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.

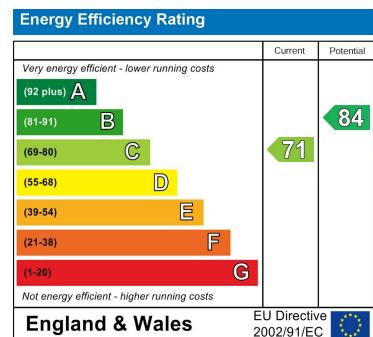
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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