



**2 Brecon Terrace, Cardigan, SA43 3AT**

**£225,000**

A traditional three bedroom terraced house situated within walking distance of Cardigan town, enjoying views towards Cardigan Castle and the river estuary with the added benefit of parking to the rear. The accommodation comprises: vestibule, hall, living/dining room, kitchen/diner, first floor landing, three bedrooms and a family bathroom. Externally, there is a lawned garden to the front, low maintenance rear garden, with externally accessed utility/w.c. Parking accessed to the rear.

## Description

An extended 3 bedroom, 2 reception property which is located on the outskirts of the popular village of St Dogmaels and within walking distance of Cardigan town centre.

Internally, the property is immaculately presented and includes a spacious open plan lounge/diner and kitchen downstairs with ample storage space. On the first floor there are 3 bedrooms and a family bathroom, all of which enjoy castle and partial estuary views from the front rooms. Externally, the property enjoys front and rear gardens, off-road parking for two vehicles and an outside utility/storage room.

Front door opens to:-

## Porch

Tiled floor, frosted door opening to:-

## Entrance Hall

Tiled floor, radiator, stairs rising off to the first floor, under stairs storage cupboard, door to:-

## Living/Dining Room

Wood effect laminate floor, radiator, double glazed bay window to the front, large opening to:-

## Kitchen

Having a range of wall and base units with worktop surfaces, space for white goods, built-in cooker and hob with extractor fan, 1.5 single drainer sink unit, wood effect floor, skylight window, double glazed patio doors to rear garden, spotlights.

## FIRST FLOOR

Split staircase, stairs lead to:-

## Bathroom

Laminate floor, vanity hand wash basin, bath with shower over, WC, frosted double glazed window to the rear, part tiled walls, radiator, heated towel rail.

## Bedroom One

Double glazed window to the rear, radiator.

## Bedroom Two

Built-in storage cupboard, radiator, double glazed window to the front, feature fireplace.

## Bedroom Three

Double glazed window to the front enjoying views of the castle, radiator.

## Outhouse/Utility

Frosted double glazed door, tiled floor, space for white goods, single drainer, WC, Worcester gas fired combi boiler, double glazed window to side.

## Externally

To the front of the property there is a garden laid to lawn with gated access and a pedestrian pathway. To the rear

the property benefits from a large, easy to maintain patio seating area and a garden shed. There is also off road parking to the rear.

## Utilities & Services

Heating Source: Mains gas central heating.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band C

What3Words: ///rails.innovator.hunt

## 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 15mbps download and Superfast 16mbps upload and 70mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited  
O2 Voice - Likely & Data - Limited  
Vodafone. Voice - Likely & Data - Limited

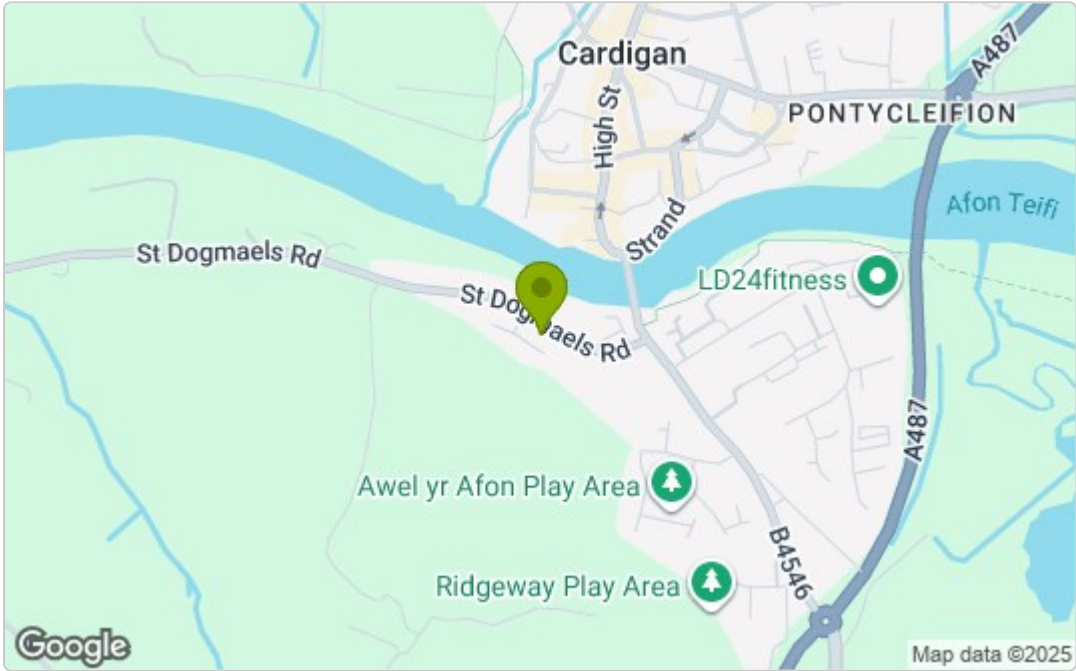
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



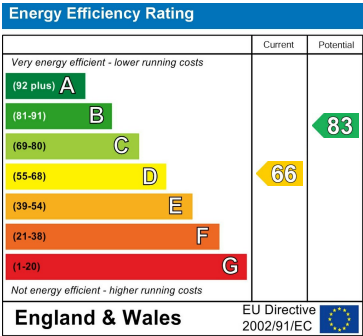
Floor Plan



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.