



Iscoed Feidrfair, Cardigan, SA43 1EB

£250,000

A traditional three bedroom terraced house with the addition of a loft room, which may provide scope for additional accommodation (stc). The property is well presented and benefits from spacious accommodation, which briefly comprises: vestibule, hall, living room, sitting room, dining room, kitchen and covered utility. To the first floor there are three bedrooms and a spacious bathroom, with a loft room to the second floor.

Externally, there is a rear garden and detached garage.

Upvc entrance door to:-

Vestibule



Fuse box, gas meter, tiled floor. Glazed door to:-

Hall



Stairs rising off to first floor, tiled floor, radiator.

Living Room



Upvc bay window, fireplace, slate hearth, wood effect flooring.

Sitting Room



Upvc window, wood effect flooring, log burner, slate hearth.

Dining Room



Upvc window, log burner, tiled flooring, Upvc door.

Kitchen



Having a range of wall and base units, gas range and hob with extractor fan over, stainless steel sink unit, part tiled walls, plumbing for radiator, wood effect flooring.

Utility



Upvc window, slate flooring, plumbing for washing machine, void for dryer, Upvc door to garden.

FIRST FLOOR

Landing



Wooden floor. Doors to:

Bedroom



Upvc bay window, wooden floor, open fire place with slate hearth and surround, radiator.

Loft Room



Exposed beams, Velux window, wooden flooring.

Bedroom



Upvc window, wood effect flooring, radiator, open fire place, built-in storage.

Externally



To the front there is a gravel forecourt, slate steps to front door. To the rear there is a gravel area, astro turf lawn, decking area, greenhouse, rear access.

Bedroom



Upvc window, radiators, wood effect flooring.

Garage/Workshop

Up and over door to the front, pedestrian door to side, window to the rear.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Band C

Council Tax: Band C

What Three Words; ///cheering.interlude.bleat

Bathroom



Roll top bath with mixer tap and shower attachment, low flush WC, pedestal handwash basin, fireplace with surround, built-in storage housing the central heating boiler, spotlights, two Upvc windows, part tiled walls, wooden flooring, radiator.

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.

SECOND FLOOR

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 18mbps download and Superfast 18mbps upload and 74mbps 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 - Limited & Data - Limited

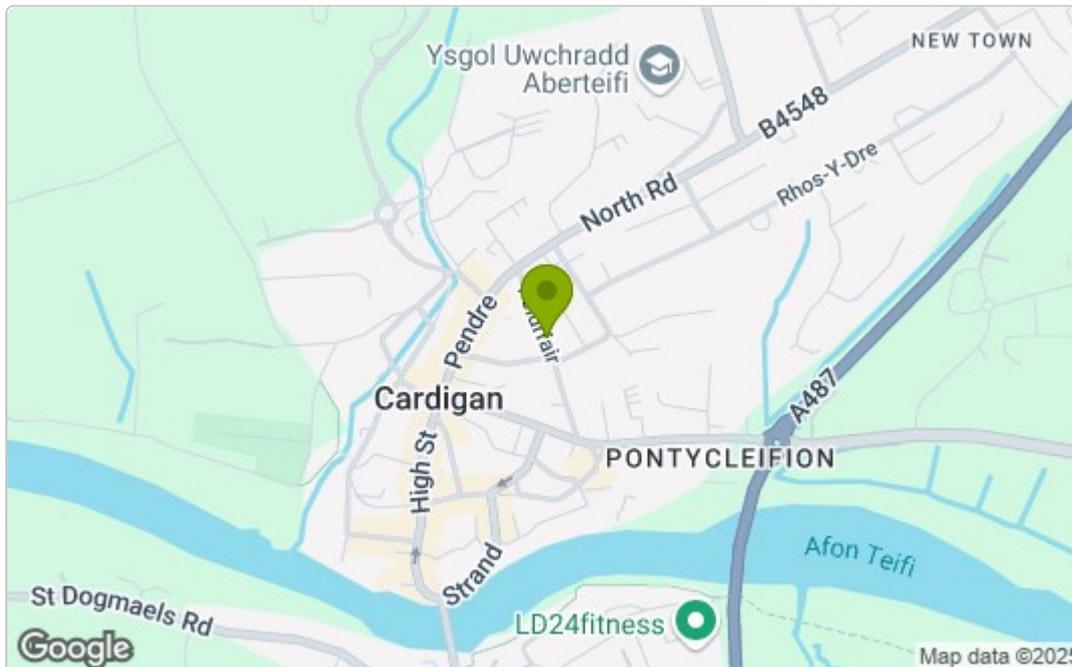
Vodafone. Voice - Limited & Data - Limited

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.

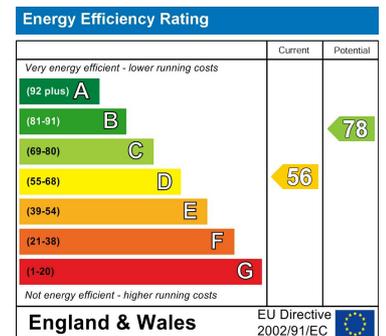
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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