



Tremle Feidrhennffordd, Cardigan, SA43 1NL

**£375,000**

A fully refurbished Four Bedroom Detached Dormer Bungalow set in a good sized plot with modern accommodation comprising: Entrance, Open plan Kitchen/Dining/living Room, Two ground Floor Bedrooms, Shower Room, First Floor - Two Bedrooms and Family Bathroom. Externally there is ample off-road parking for several vehicles, access to the garage. The garden has been landscaped and redesigned using railway sleepers as a main feature, plus large patio and lawn with useful outbuildings.

## Porch



Tiled flooring, door to:-

## Entrance



Stairs rising off to the first floor, fuse box, spotlights, wooden flooring throughout, underfloor heating with thermostatic controls.

## Open Plan Living/Kitchen/Diner

### Living Room



Log burner on a slate hearth, Upvc double glazed window to the front, wooden flooring, underfloor heating with thermostatic controls.

## Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, Neff integrated appliances, including fridge/freezer, dishwasher, multi-function oven and 5 ring gas hob with extractor fan over, central breakfast island bar with stainless steel sink and drainer and base units, part tiled walls, Upvc double glazed window to the side, built-in storage housing Worcester boiler, wooden flooring with underfloor heating and thermostatic controls, sliding Upvc door to the garden.

## Inner Hall



Under stairs storage, wooden flooring, doors to:-

### Bedroom One



Upvc double glazed window to the front, wooden flooring with underfloor heating and thermostatic controls.

### Bedroom Two



Upvc double glazed window to the rear, wooden flooring with underfloor heating and thermostatic controls.

## Shower Room



Integrated low flush WC, round bowl hand wash basin on vanity unit, light up mirror above with integrated toothbrush chargers, walk-in shower with fitted shower and extractor fan over, heated towel rail, Upvc double glazed window to the rear, part tiled walls, tiled flooring.

## Utility



Stainless steel sink and drainer on base unit, plumbing for washing machine, space for dryer, Upvc double glazed window to the side and rear.

## Outside WC



Low flush WC.

## Garage



With folding double doors, personnel door, power point and lights.

## FIRST FLOOR

### Landing

Doors to:-

### Bedroom Three



Upvc double glazed Velux window, loft access, built-in storage, bespoke built-in King Sized Bed, exposed beams, eaves storage, radiator.

### Bedroom Four



Upvc double glazed Velux window, built-in storage, exposed beams, radiator.

## Bathroom



Upvc double glazed Velux window, low flush WC, wall mounted wash hand basin, bath with fitted shower hose, heated towel rail, extractor fan, part tiled walls, tiled flooring.

## Externally



The property is approached via a decorative gravel driveway with ample off-road parking for several vehicles, access to the garage. The garden has been landscaped and redesigned using railway sleepers as a main feature, plus large patio and lawn with useful outbuildings to include a garage with front driveway, newly fitted timber fence boundary, power points and outside tap.

## Utilities & Services

Heating Source: Mains gas and underfloor heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///ruled.gave.rotations

## 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 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 indoor mobile coverage

EE Voice - Limited & Data - Limited

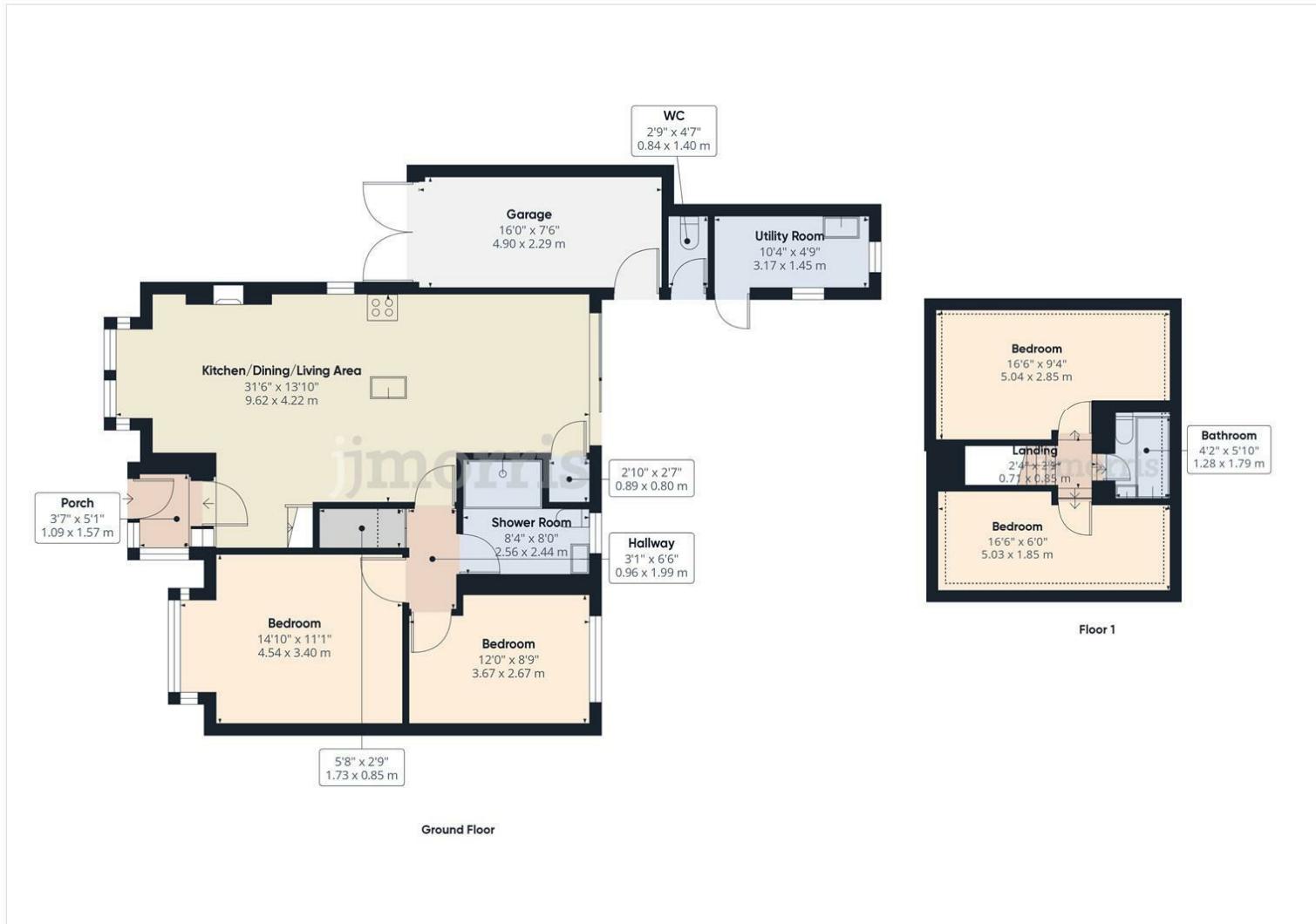
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

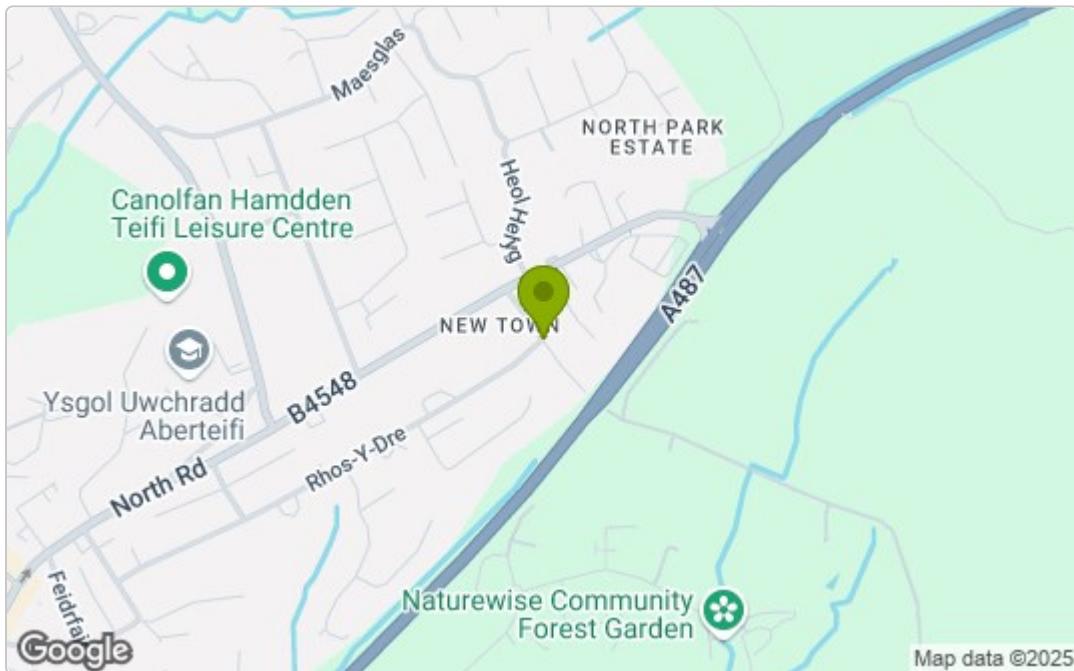
Vodafone. Voice - Likely & Data - Likely

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.

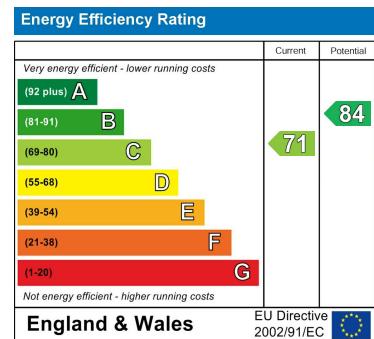
## Floor Plan



## 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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