



New Mill House New Mill Road, Cardigan, SA43 1QT

£225,000

A versatile three bedroom house situated on the outskirts of Cardigan. The property provides the scope to create an annex, should it be required (STC), or to provide spacious accommodation. The property comprises: hall, kitchen/diner, living room, inner hall, sitting room, utility/boot room, w.c. The first floor has three bedrooms and a wet room. Externally there is parking, gardens and a useful storage room.

Situation

The property is situated along a no through road within the West Wales market town of Cardigan in a countryside location and within close proximity to the towns facilities and amenities that includes a wide range of shops, supermarkets, leisure facilities, educational facilities etc. Within a short drive is the West Wales coastline with fine beaches at Poppit, Mwnt, and Aberporth.

Stable door opens to:-

Hallway

Stairs to first floor, door to lounge and archway opening to:

Kitchen/Diner

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, part tiled walls, Rayburn set in exposed brick surround with oak beam above, space for cooker, tiled flooring and part tiled walls, exposed beams, double glazed picture window to front and double glazed window to side.

Living Room

Inglenook fireplace with multi-fuelled burning stove set on a tiled hearth with oak beam above, part exposed stone walls, double glazed picture window to front, exposed beams, raidator, door through to potential annex.

Inner Hallway

Leading to potential annex, door to:

Sitting Room

Window to the rear, built-in storage cupboard, radiator, door to:

Boot Room/ Utility

Window to the rear, opening to:

Bathroom

WC, frosted window to side, plumbing for shower and wash hand basin.

Split Staircase

Large built in storage cupboard, doors to:

Bedroom One

Double glazed windows to front, exposed beams, built in airing cupboard housing hot water cylinder and shelving, radiator.

Bedroom Two

Double glazed window to front, exposed beams, radiator.

Bedroom Three

Double glazed velux windows to rear, radiator.

Wet Room

Comprising of a wet room style shower cubicle, pedestal wash hand basin, WC, double glazed velux window to rear, built in storage cupboard, radiator.

External Boiler Room/Storage Room

Housing Worcester boiler, storage cupboard.

Externally

To the front of the property is a hardstanding driveway providing off road parking. There are side and rear gardens mainly laid to lawn and hardstanding with a lovely stream border.

Utilities & Services

Heating Source: Gas central heating

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Banc D

What3Words: ///starfish.unrealistic.worldwide

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 mobile coverage

EE - Good indoor and outdoor

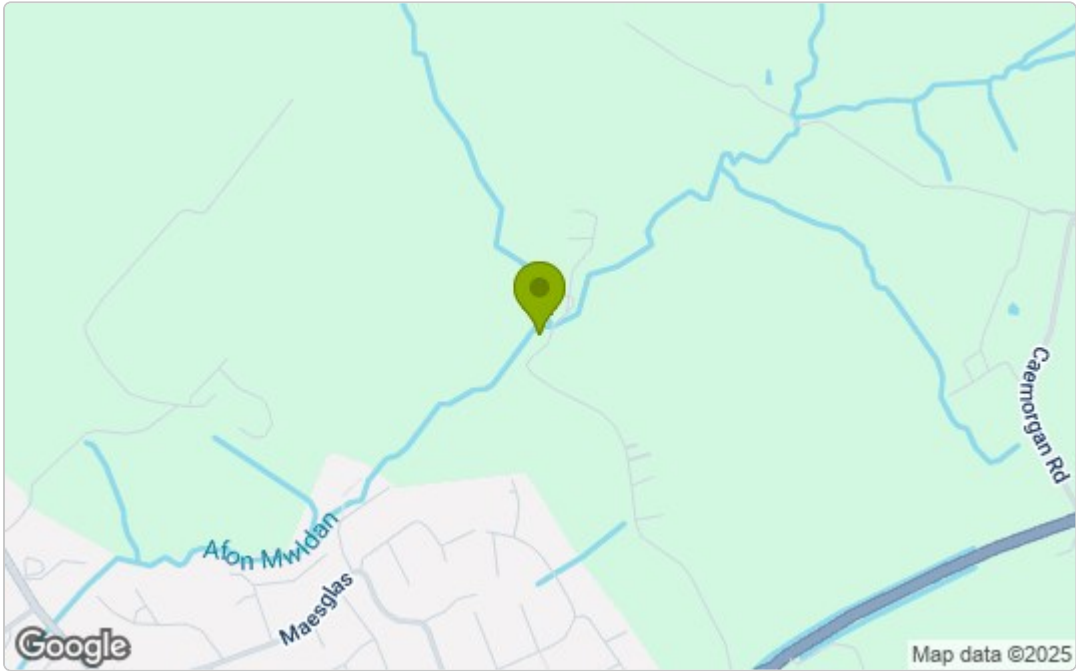
Three - Variable indoor, good outdoor
O2 - Good indoor and outdoor
Vodafone. - Variable indoor, good outdoor

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.

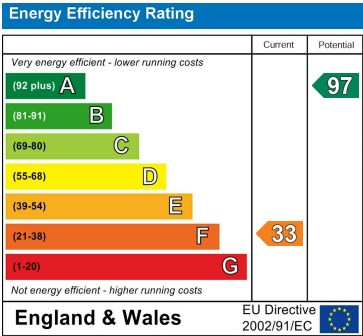
Floor Plan



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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