



14 Felin Ban Estate, Cardigan, SA43 1BB

£159,950

Three Bedroom House situated within the market town of Cardigan, within walking distance of the town centre and local amenities. The Accommodation comprises: Entrance Hallway, Living Room, Kitchen/Dining Room, WC, First Floor Landing, Three Bedrooms and Family Bathroom. Externally To the rear of the property there is an enclosed low maintenance Garden with unallocated parking to the rear.

Cardigan (Welsh: Aberteifi) is a historic market town situated on the west coast of Wales, at the mouth of the River Teifi, where it meets Cardigan Bay. It lies within the county of Ceredigion and serves as a gateway to both the Pembrokeshire Coast National Park to the southwest and the scenic landscapes of Mid Wales to the north and east.

The town has deep historical roots, centred around Cardigan Castle, a 12th-century fortress that played a key role in Welsh history and now serves as a cultural and heritage centre. Cardigan was once a major port and remains an important hub for the surrounding rural communities.

Today, Cardigan is known for its vibrant arts scene, independent shops, and local food culture, as well as its proximity to stunning coastal scenery, including nearby beaches such as Poppit Sands. The town attracts visitors seeking heritage, outdoor recreation, and authentic Welsh culture.

Entrance



Stairs rising to the first floor, radiator, coved ceiling, doors to:-

Living Room



uPVC double glazed window, gas heater, coved ceiling, door to:-

Kitchen/Dining Room



Having a range of wall and base units with complimentary

worktop surfaces, stainless steel sink and drainer unit, plumbing for washing machine, gas cooker with extractor fan over, part tiled walls, wood effect flooring, uPVC double glazed window, radiator, coved ceiling, understairs storage, door to:-

Rear Entrance



Coved ceiling, dado rail, doors to:-

WC



uPVC double glazed window, low flush WC, vanity unit with hand wash basin, part tiled wall, dado rail, coved ceiling.

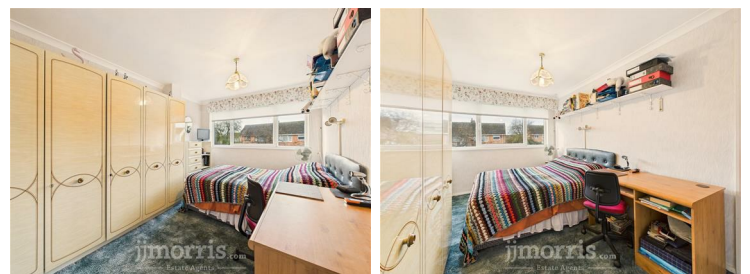
FIRST FLOOR

Landing



Loft access, coved ceiling, built-in airing cupboard, electric heater, doors to:-

Bedroom One



uPVC double glazed window, built-in wardrobe, coved ceiling.

Bedroom Two



uPVC double glazed window, coved ceiling.

Bedroom Three



uPVC double glazed window, coved ceiling.

Bathroom



Low flush WC, vanity unit and hand wash basin, bath with electric shower over, extractor fan, heated towel rail, part tiled walls, coved ceiling, uPVC double glazed window.

Externally



To the rear of the property there is an enclosed low maintenance garden with unallocated parking to the rear.

Utilities & Services

Heating Source: 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 B

What3Words: ///riots.ramming.spurtd

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 13mbps 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 outdoor and indoor

Three - Good outdoor and indoor

O2 - Good outdoor, variable indoor

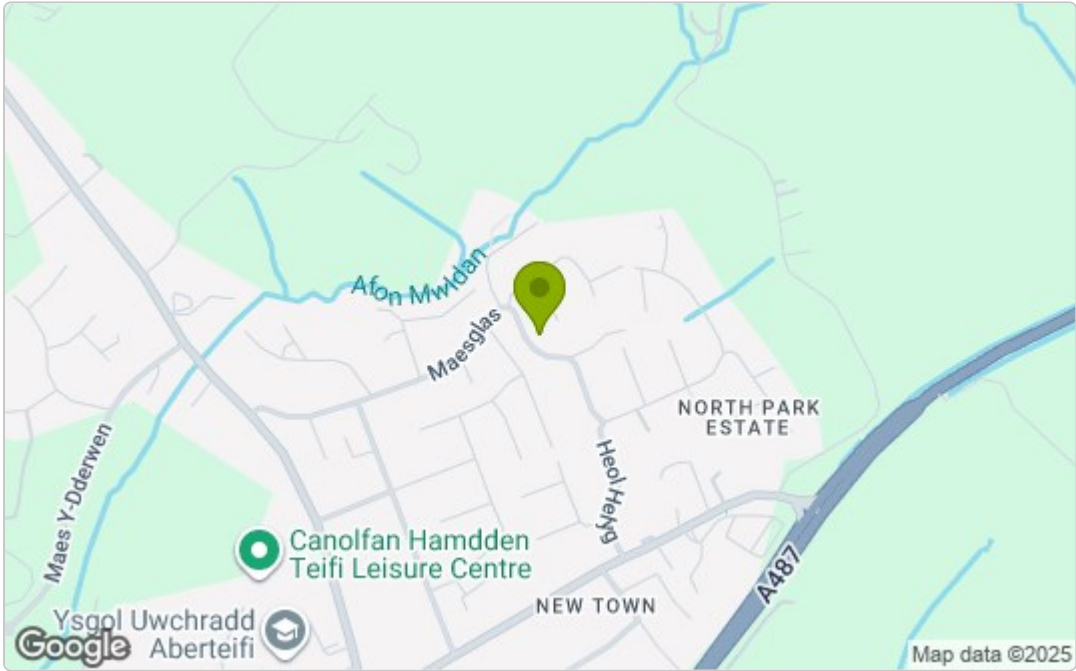
Vodafone. - Good outdoor, variable indoor

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.

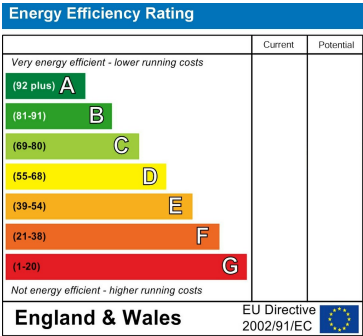
Floor Plan



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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