



26 Heol Derw, Cardigan, SA43 1NH

£299,950

A well maintained Three Bedroom Detached Bungalow situated on a generous plot, in the popular residential North Park area of Cardigan town which is conveniently situated within walking distance of Tesco, Aldi and B&M with a regular bus service stopping close to the property. The accommodation comprises; Entrance Hall, 'L' Shaped Living/Dining Room, Kitchen, Three Bedrooms and a Family Bathroom. Externally, there is Off Road Parking, Detached Garage with sink and toilet at rear. Garden Shed. Mature gardens to the front, side and rear.

Upvc double glazed door with glazed side panel, opens to:-

Hall



Storage cupboard, loft access, radiator, airing cupboard housing gas boiler and small radiator.

Doors to:-

"L" Shaped Living/Dining Room



Dual aspect Upvc double glazed windows, radiators, coal effect electric fire.

Kitchen/Breakfast Room



Having a range of wall and base units, worktop surfaces, inset stainless steel sink and drainer unit, space for gas cooker with extractor fan over (both in situ), space and plumbing for washing machine (in situ), space for fridge (in situ), space for freezer (in situ), breakfast bar, Upvc double glazed window and door to side. Storage cupboard.

Bedroom One



Upvc double glazed window to the rear, radiator.

Bedroom Two



Upvc double glazed window to the rear, radiator.

Bedroom Three



Upvc double glazed window to the side, radiator.

Bathroom



Three piece white suite comprising pedestal hand wash basin, low flush WC, panel bath with electric shower, tiled walls, two Upvc double glazed windows, radiator.

Additional Information

The items of furniture and effects depicted and shown in the photographs are for information purposes only, and such items are not included in the sale.

The following in situ items situated in the kitchen area are included in the sale, namely fridge, freezer, washing machine and gas cooker.

Externally



Set on a generous corner plot, the property benefits from a tarmac driveway, providing parking for several vehicles and leading to detached garage. Lawned gardens will be found to front, side and rear with a paved patio directly to the rear of the property.

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 79mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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.

Utilities & Services

Heating Source: Gas central heating

Services:

Electric: Mains

Water: Mains

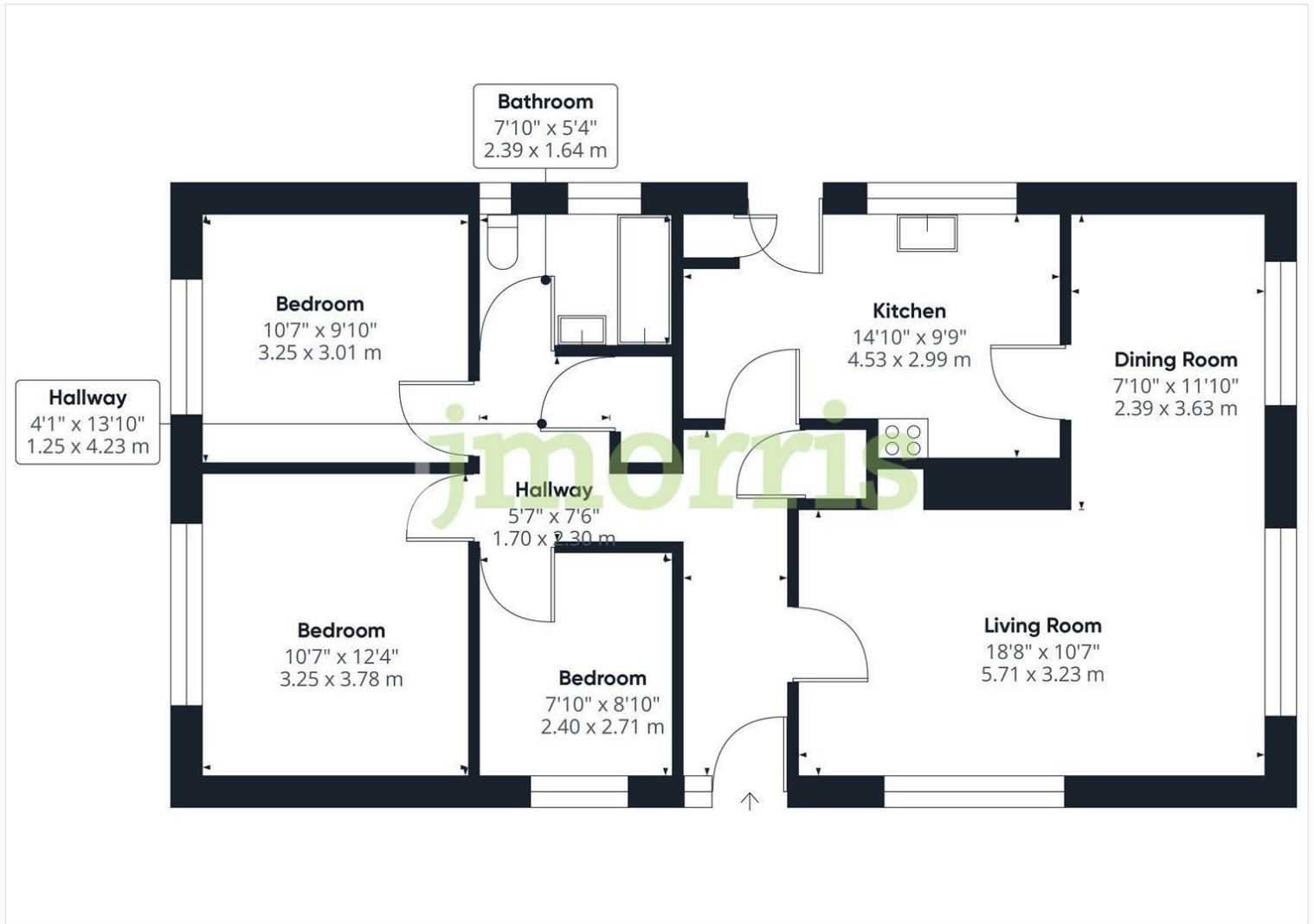
Drainage: Mains

Local Authority: Ceredigion County Council

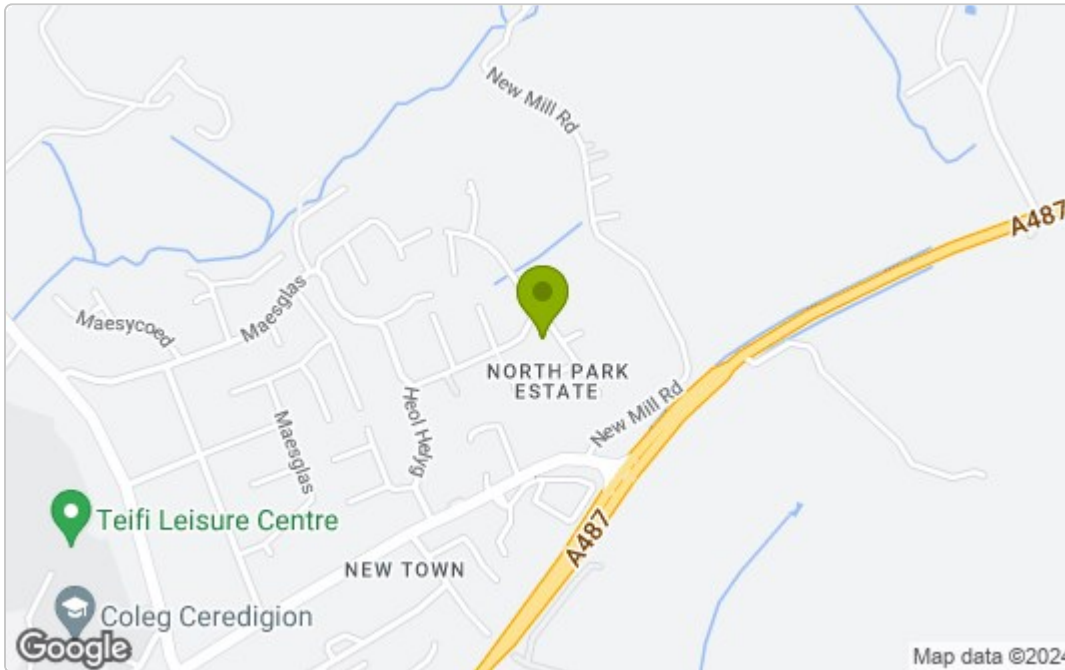
Council Tax: Band D

What3Words - [///witles.coasters.brambles](https://www.what3words.com/#!/witles.coasters.brambles)

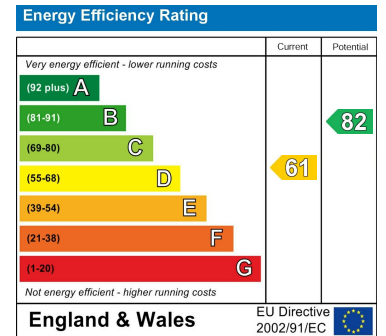
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com