



3 Rhyd-Y-Felin, Cardigan, SA43 1AU

£219,950

An extended Three Bedroom Semi Detached House situated within walking distance of Cardigan Town with accommodation comprising: Porch, Hall, Through Living/Dining Room, Kitchen. Breakfast/Dining Room, Spacious Utility Room, Inner Hall and Larger Than Average Garage. To the first floor there are Three Good Sized Bedrooms and a Family Bathroom. Set on a generous plot with gardens to the front and rear.

Upvc double glazed door with glazed panel to:-

Porch



Upvc double glazed window set on dwarf wall, tiled floor, solid wooden door to:-

Hall



Stairs rising off to first floor, radiator, telephone point. Doors to:-

Living/Dining Room



Spacious through room with dual aspect Upvc double glazed window to the front and rear. Feature wooden fire surround with inset Living flame gas fire and marble effect hearth and backing. Serving hatch through to kitchen, radiator.

Kitchen



Having a range of wall and base units, worktop surfaces, inset 1.5 bowl sink unit and drainer, space for electric cooker with extractor fan over, space for fridge freezer, Upvc double glazed window. Arch to:-

Breakfast/Dining Room



Radiator, internal glazed window, glazed door to:-

Utility Room



Upvc double glazed window to rear, Upvc door to garden, Worcester gas boiler, base unit with stainless steel sink and drainer unit, void and plumbing for washing machine, space for fridge and freezer, radiator.

Internal Hall

Door to:-

Garage

Up-and-over door, lights and power.

FIRST FLOOR

Landing



Upvc double glazed window to the side, loft access.

Bedroom One



Upvc double glazed window to the front, radiator, fitted wardrobe.

Bedroom Two



Upvc double glazed window to the rear, radiator.

Bedroom Three



Upvc double glazed window to the front, radiator.

Family Bathroom



Panel bath with electric shower over, pedestal wash hand basin, low flush WC, tiled walls.

Externally



Concrete driveway providing parking and leading to garage. Lawned garden with flower and shrub border. To the rear there is a good sized lawn with pedestrian side access with mature hedgerow boundaries.

Utilities & Services

Heating Source: Gas central heating

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band B

What3Words - [///spooked.store.monorail](https://www.what3words.com/?q=///spooked.store.monorail)

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 16mbps download, Superfast 20mbps upload and 77mbps download speed. 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

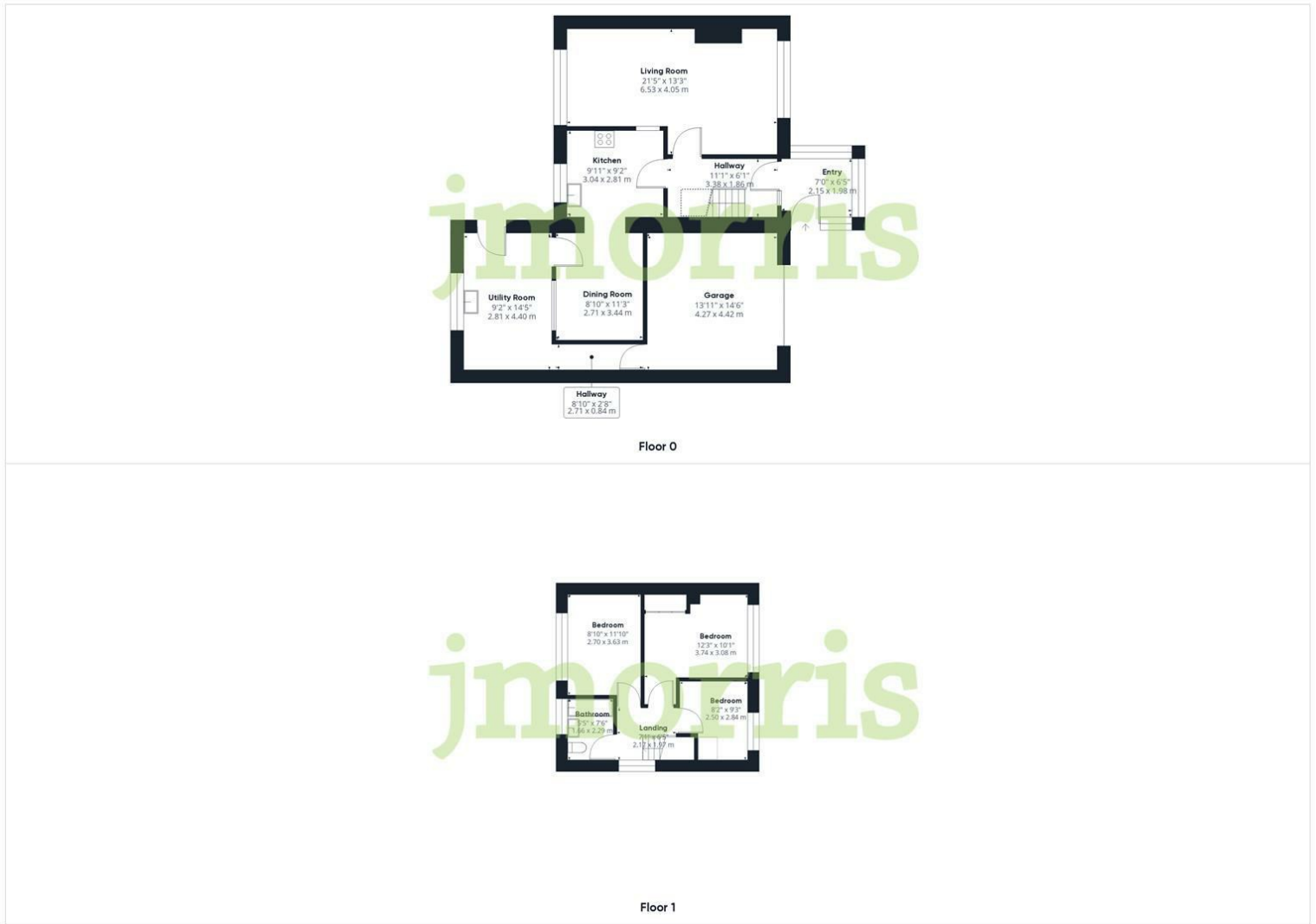
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - No

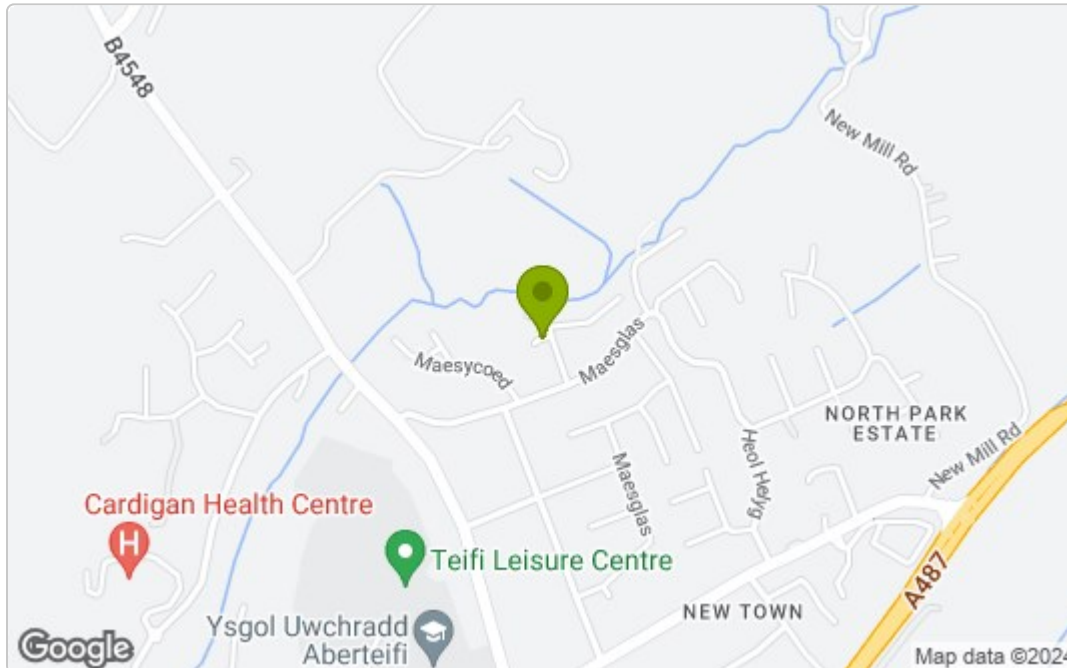
Vodafone. Voice - Yes & Data - No

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.

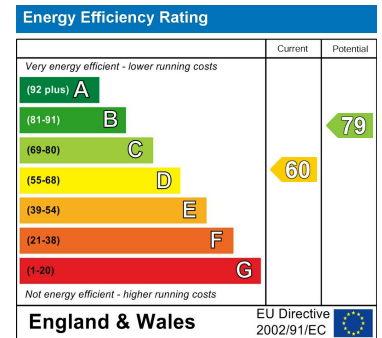
Floor Plan



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.

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