



Wedrosfa 22 Rhyd-Y-Felin, Cardigan, SA43 1AU

£229,950

A Three/Four Bedroom Semi Detached Dormer Bungalow situated within walking distance of Cardigan Town. The accommodation comprises: Hall, Living Room, Dining Room/Bedroom, Kitchen/Diner, Utility Room, Ground Floor Bedroom, Shower Room and Two First Floor Bedrooms. Externally, the property benefits from Parking and Gardens. Oil fired central heating.

Situation

Rhydyfelin is a former Local Authority property located within walking distance of Cardigan Town centre, and easily accessible to the Junior and Secondary Schools, Leisure Centre, College of Further Education and other facilities available in the town.

Nº 22 actually takes its vehicular access from the adjacent cul-de-sac development known as Maesycoed and has off-road parking on a gravel surfaced driveway.

Description

Wedrosfa is a semi-detached bungalow which has been enlarged by the provision of 2 dormer bedrooms on the 1st floor.

Constructed of cavity brick/blockwork, under concrete tiled roof, the property has rendered elevations and replacement Upvc sealed glazing installed. Central heating is via an oil-fired boiler.

Front Hall



Under stair storage.

Living Room



Window to the front, radiator, gas fire inset into brick fireplace.

Dining Room



Sliding patio doors to the rear. Radiator.

Ground Floor Bedroom One



Window to the front, Radiator.

Shower Room



Redring electric shower over walk-in shower cubicle, close coupled toilet, pedestal wash basin, airing cupboard with background radiator.

Kitchen



Fitted floor and wall units and worktop surfaces, incorporating ceramic hob, oven, 1½ bowl single drainer sink unit, tiled walls, radiator, space for table.

Rear Porch/Utility Area



Grant oil fired combi boiler, void and plumbing for washing machine

FIRST FLOOR

Bedroom Two



Dormer window, radiator, access to the eaves.

Bedroom Three



Dormer window, radiator and access to eaves.

Externally



Level plot. Gravel drive. Oil tank. Small lawn areas.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

What3Words - [///archive.commit.loops](https://www.what3words.com/#!/archive/commit/loops)

Council Tax: Band C

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 - 0.9mbps upload and 8mbps download, Superfast - 16mbps upload and 67mbps 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 - 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.

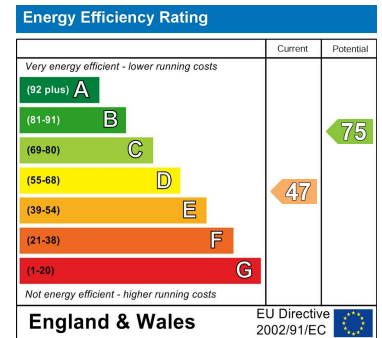
Floor Plan



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.