



Cula, 18 Gotrel Estate, Cardigan, SA43 1PJ

£395,000

A deceptively spacious Three Bedroom Detached Bungalow situated within walking distance and on the outskirts of Cardigan. The accommodation comprises: Porch, Hall, Living/Dining Room, Sun Room, Kitchen/Breakfast Room, Utility, Snug/Bedroom with Ensuite Shower Room, First Floor Landing, Master Bedroom with Ensuite, Further Bedroom and a Family Bathroom. Externally, there is Parking, Garage and Gardens. The property enjoys an open aspect to the rear overlooking adjoining countryside.

Upvc double glazed door to:-

Porch

Wooden flooring, door to:-

Hall



Wooden flooring, radiator, under stairs cupboard, coved ceiling, stairs rising off to first floor. Doors to:-

Living/Dining Room



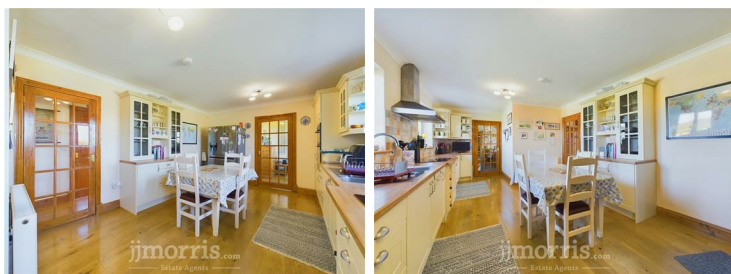
Feature fireplace with coal effect electric fire with marble effect hearth and backing with wooden mantle, Upvc double glazed window to the front, coved ceiling, Upvc double glazed doors to:-

Garden Room



Bi-fold doors leading out to the patio and garden beyond, Upvc double glazed window enjoying views over garden and countryside beyond, radiator, wooden flooring.

Kitchen/Diner



Having a range of wall and base units, worktop surfaces, inset 1.5 sink and drainer unit with mixer tap over,

induction hob with stainless steel extractor hood, built-in double oven, wine rack, dresser unit, two Upvc double glazed windows to the rear, space for fridge freezer, wooden flooring, space for table. Door to hall and to:-

Utility Room



Wall and base units with worktop surfaces, stainless steel sink and drainer unit, void and plumbing for washing machine, wooden flooring, loft access, door to garage, Upvc door to garden, Upvc double glazed window, oil fired boiler.

Returning to the hall, doors lead to:-

Bedroom One/Snug



Upvc double glazed window to the front, radiator. Door to:-

Jack 'n' Jill Ensuite Shower Room



Enclosed shower unit with mixer shower, low flush WC, vanity unit with hand wash basin, extractor fan, wood effect flooring, radiator, tiled walls, Upvc double glazed window.

FIRST FLOOR

Landing



Velux roof windows to the front and rear, wood effect flooring, radiator, doors to:-

Master Bedroom



Built-in wardrobes and shelving. Two Velux roof windows to the front and rear, wood effect flooring, radiator. Door to:-

Ensuite Shower Room



Corner shower enclosure with curved screen, low flush WC, vanity unit with hand wash basin, radiator, tiled walls, Velux roof window.

Bedroom Three



Range of fitted wardrobes, radiator, wood effect flooring, Velux roof windows enjoying views over the countryside and distant sea views.

Bathroom



Three piece suite with free standing bath, low flush WC, vanity unit with hand wash basin, mirror and lighting, radiator, tiled walls, wood effect flooring, Velux roof window.

Externally



The property has a patterned concrete drive way to the front, which leads to the integral garage, access to both sides leads to the rear garden which has a laid to lawn, patio, vegetable patch, timber shed and oil storage tank.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

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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 ultrafast broadband available, with speeds up to standard - 0.9mbps upload and 11mbps download and ultrafast - 220mbps upload and 1000mbps 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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