



5 Maes Rheithordy, Cilgerran, SA43 2TZ

£225,000

A modern two bedroom, semi-detached house, located on a cul-de-sac in the popular village of Cilgerran, which is only 3.8 miles from the popular historic market town of Cardigan and the stunning coastline and sandy beaches of Cardigan Bay. Positioned in the small development of Maes Rheithordy, and constructed in 2020, just a short stroll away from the village centre. Access into the property is via a canopied open porch entrance that opens into the hallway with doors leading off to the living/diner, kitchen, the downstairs w/c, and stairs up to the first floor where there is a landing two double bedrooms, a bathroom and a useful airing cupboard.

Externally there is parking and gardens.

Cilgerran is situated on the bank of the river Teifi in Pembrokeshire which offers many opportunities for river activities, fishing, and walks and is known for its coracle races. There is also a historical castle, primary school, Wildlife Centre (which gives beautiful walking access direct to Cardigan town), village hall, local shops, and amenities. Nearby Cardigan town has larger amenities on offer, such as an integrated care centre, a primary and secondary school, shops, supermarkets, cafes, restaurants, pubs and so much more.

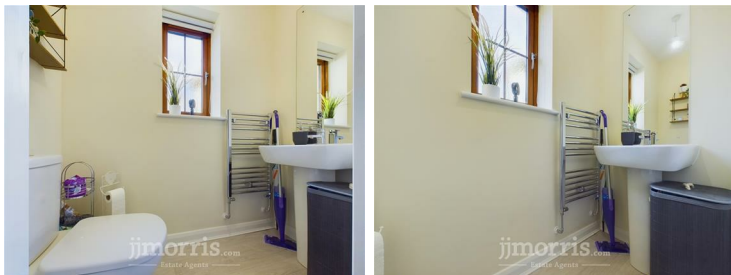
Upvc wood effect door leading to:

Hallway



Wood effect flooring, radiator, wooden staircase, Doors open to:-

WC



Wash basin, toilet, heated towel rail, radiator, wood effect flooring.

Kitchen



Having a range of wall and base units, stainless steel sink and drainer unit, electric hob with extractor fan over, cooker, void and plumbing for dishwasher and washing machine, Upvc double glazed window, radiator, wood effect flooring.

Living/Dining Room



Electric fire, wood effect flooring, under stairs storage, radiator, French doors open to the garden, Upvc double glazed window.

FIRST FLOOR

Landing



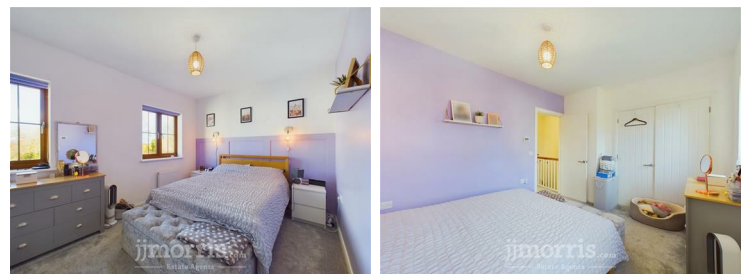
Airing cupboard, wooden banister, doors to:-

Family Bathroom



Wash basin, WC, bath, fitted shower, tile effect flooring, upvc double glazed window.

Master Bedroom



Two Upvc double glazed windows, radiator, built-in wardrobe.

Bedroom Two



Upvc window, radiator.

Externally



Block paved driveway providing parking, lawned garden to the rear with oil storage tank and patio area.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

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, superfast and Ultrafast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps download, Superfast 20mbps upload and 80mbps 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

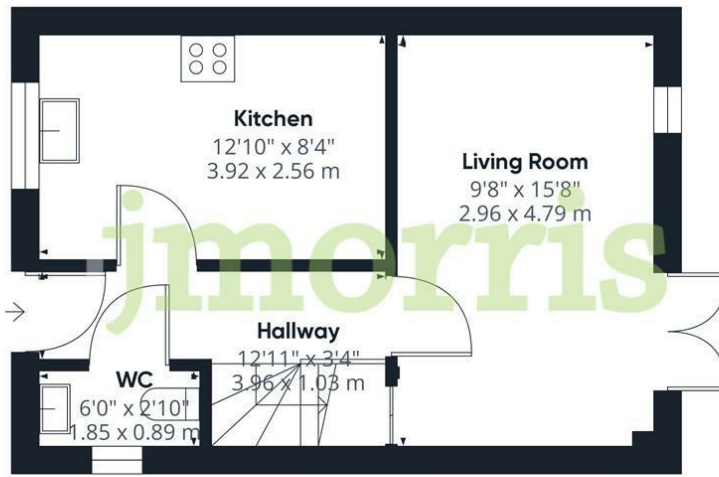
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

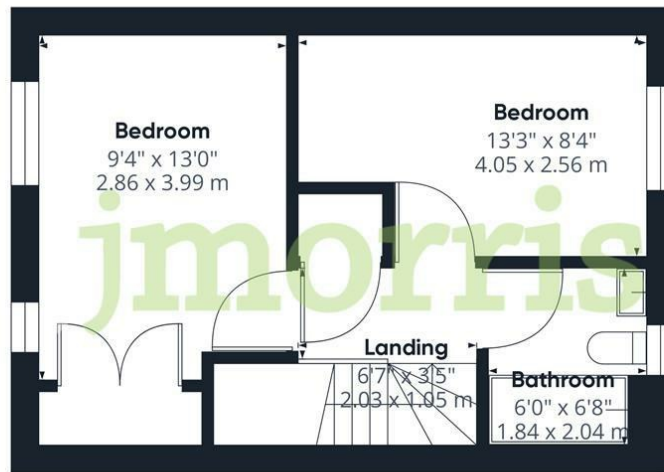
Vodafone. Voice - Yes & Data - Yes

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.

Floor Plan

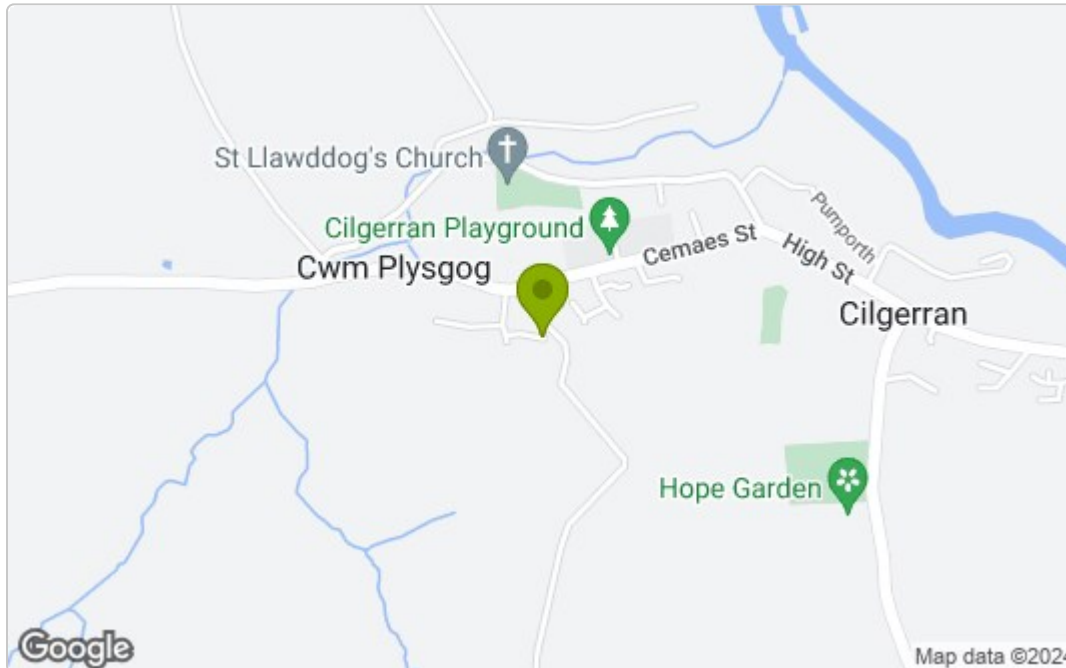


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	92
(81-91) B			
(69-80) C			
(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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