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19 Erwlas, Parcllyn – SA43 2DQ

Cardigan

£209,950



19 Erwlas

Parcllyn, Cardigan

This delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house boasts a welcoming atmosphere, enhanced by its thoughtful layout that maximises both light and space. The living areas are designed for relaxation and socialising, making it a wonderful place to entertain friends and family. The kitchen is functional and inviting, providing ample room for culinary creativity.

Situated within easy reach of local amenities. Cardigan, with its rich history and vibrant community, is just a short drive away, offering a variety of shops, cafes, and recreational activities.

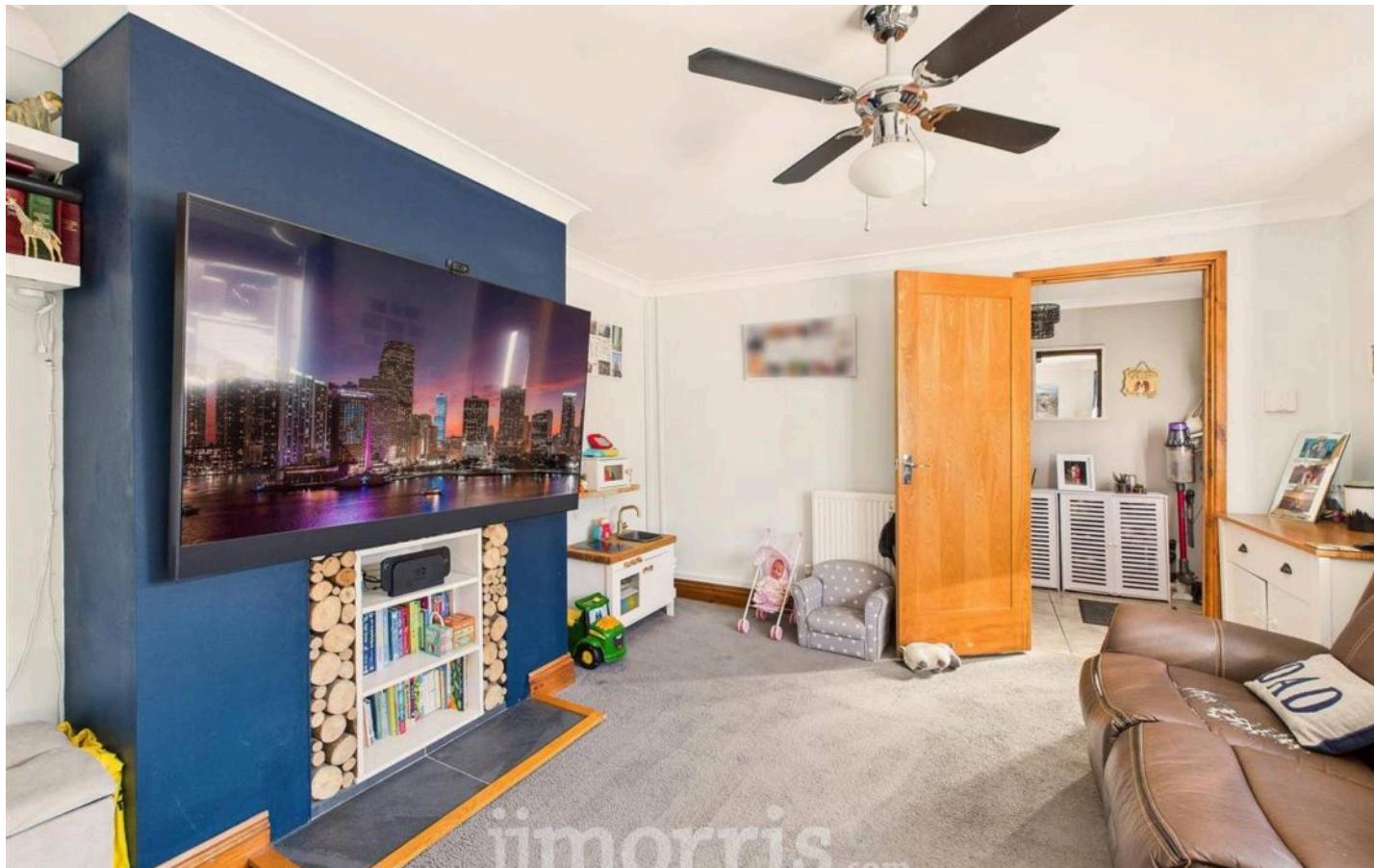
The surrounding area is perfect for outdoor enthusiasts, with beautiful countryside and coastal walks nearby, allowing for a lifestyle that embraces nature and adventure.

Council Tax band: C

Tenure: Freehold

- Externally there is parking to the front for several vehicles
- Three bedroom semi-detached house
- Located in the coastal village of Parcllyn
- The property comprises; Hall, Living Room, Kitchen/Diner, Conservatory, Three Bedrooms and a Family Bathroom
- To the rear there is a paved patio area and





Hall

Tiled flooring, stairs rise off to the first floor, under stair cupboard, radiator, door to:

Living Room

uPVC double glazed window to the front, coved ceiling, radiator.

Kitchen/Diner

Having a range of wall and base units with work surface over, stainless steel sink unit, electric oven, gas hob with extractor fan over, void and plumbing for washing machine and dishwasher, space for fridge/freezer, tiled flooring, uPVC double glazed window to the rear. Pantry cupboard, uPVC sliding patio doors to:

Conservatory

uPVC double glazed window to the three sides, glazed roof, 'French' doors to the garden, wood effect flooring with underfloor heating.

First Floor

Landing

uPVC double glazed window to the side, coved ceiling, Doors to:

Bedroom One

uPVC double glazed window to the front, built in cupboard, radiator.

Bedroom Two

uPVC double glazed window to the rear, radiator, built in cupboard.

Bedroom Three

uPVC double glazed window, radiator, coved ceiling.



Family Bathroom

A four piece suite comprising panel bath, with mixer tap shower over, walk in shower enclosure, vanity unit with hand wash basin, toilet, tiled walls, radiator, uPVC double glazed window.

Externally

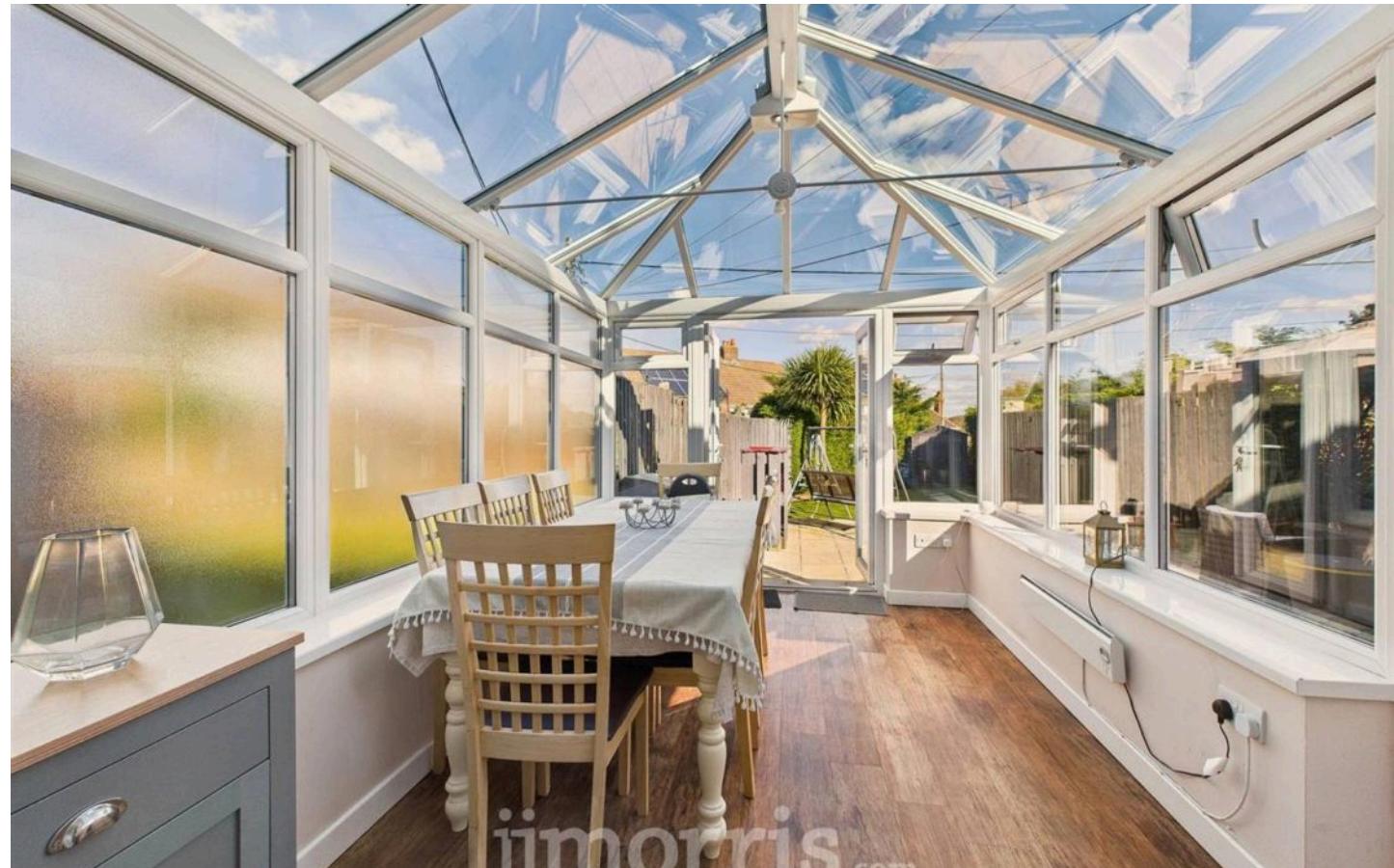
There is parking to the front for several vehicles, access along the side of the property which opens up to the rear garden, with a paved patio and lawned garden.

Utilities & Services

Heating Source: Oil Fired Central Heating Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band C What3Words://untruth.remarked.challenge

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

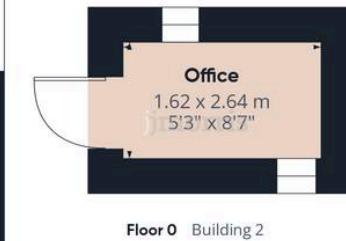
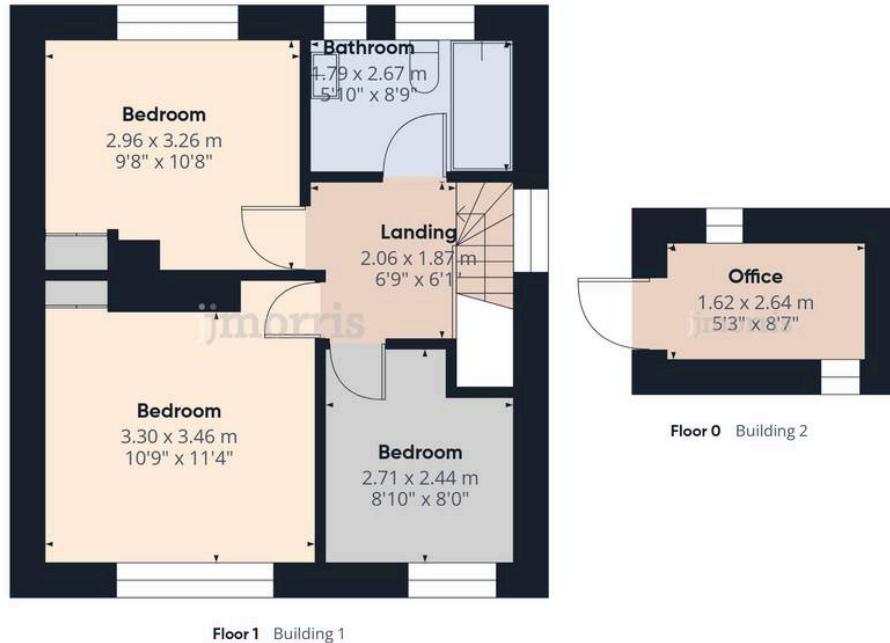
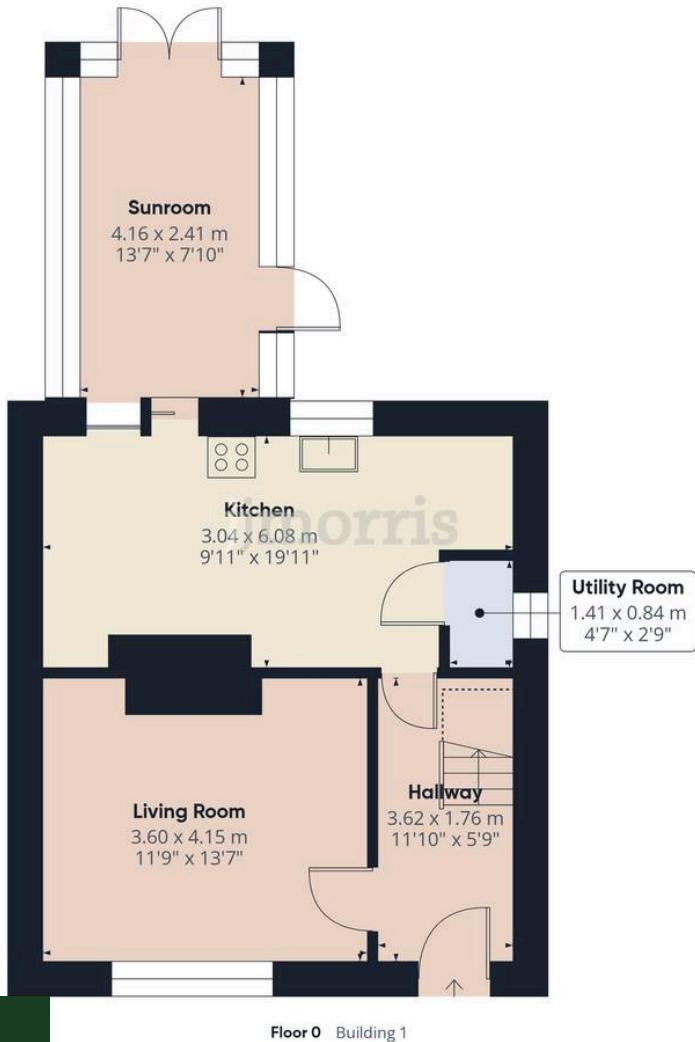
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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 mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Variable outdoor Vodafone. - Good outdoor. 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.







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