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**4 Glanteifion Flats The Moorings, St. Dogmaels, Cardigan – SA43 3GF** £185,000  
Cardigan



## 4 Glanteifion Flats The Moorings

St. Dogmaels, Cardigan

### Entrance Hall

Wood effect laminate flooring, coved ceiling, loft access, fuse box, door to:-

### Living Room

Wood effect laminate flooring, coved ceiling, uPVC double glazed window, uPVC double glazed door to balcony, radiator, built-in storage.

### Dining Room

uPVC double glazed window, wood effect laminate flooring, radiator, coved ceiling, boiler.

### Kitchen

Having a range of wall and base units with complimentary worktop surfaces, 1.5 inset stainless steel sink and drainer unit, uPVC double glazed window, part tiled walls, tiled flooring.

### Balcony

Tiled flooring, beautiful Teifi estuary views.

### Inner Hallway

Wood effect laminate flooring, coved ceiling, radiator, built-in storage, doors to:-

### Bedroom One

uPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, built-in wardrobes.



## Bedroom Two

uPVC double glazed window, wood effect laminate flooring, coved ceiling, radiator, built-in wardrobes.

## Shower Room

Low flush WC, pedestal hand wash basin, walk-in shower with fitted shower, radiator, coved ceiling, tiled walls, tiled flooring, uPVC double glazed window.

## Utilities & Services

Heating Source: Gas bottles. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Leasehold – Term of 125 Years from the 25th of March 1988. During this period the yearly rent will be as follows – For the First 50 years – £50 For the Next 50 years – £75 For the Balance of the Term – £100 Local Authority:

Pembrokeshire County Council Council Tax: Band C  
What3Words: ///alarm.fictional.springing

## 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 0.8mbps upload and 7mbps 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.

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## **Mobile Phone Coverage**

The Ofcom website states that the property has the following mobile coverage EE Good outdoor Three Good outdoor O2 Good outdoor, variable indoor Vodafone. Good outdoor, variable indoor Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages.

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