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**14 Felin Ban Estate, Cardigan – SA43 1BB**  
Cardigan

**£159,950**



## 14 Felin Ban Estate

### Situation

Cardigan (Welsh: Aberteifi) is a historic market town situated on the west coast of Wales, at the mouth of the River Teifi, where it meets Cardigan Bay. It lies within the county of Ceredigion and serves as a gateway to both the Pembrokeshire Coast National Park to the southwest and the scenic landscapes of Mid Wales to the north and east. The town has deep historical roots, centred around Cardigan Castle, a 12th-century fortress that played a key role in Welsh history and now serves as a cultural and heritage centre. Cardigan was once a major port and remains an important hub for the surrounding rural communities.

### Entrance

Stairs rising to the first floor, radiator, coved ceiling, doors to:-

### Living Room

uPVC double glazed window, gas heater, coved ceiling, door to:-



### **Kitchen/Dining Room**

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, plumbing for washing machine, gas cooker with extractor fan over, part tiled walls, wood effect flooring, uPVC double glazed window, radiator, coved ceiling, understairs storage, door to:-

### **Rear Entrance**

Coved ceiling, dado rail, doors to:-

### **WC**

uPVC double glazed window, low flush WC, vanity unit with hand wash basin, part tiled wall, dado rail, coved ceiling.

### **FIRST FLOOR**

#### **Landing**

Loft access, coved ceiling, built-in airing cupboard, electric heater, doors to:-

#### **Bedroom One**

uPVC double glazed window, built-in wardrobe, coved ceiling.

#### **Bedroom Two**

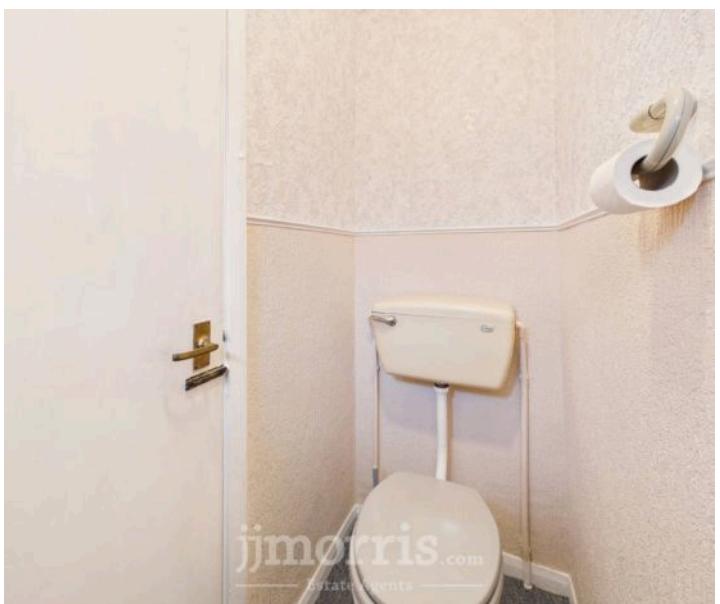
uPVC double glazed window, coved ceiling.

#### **Bedroom Three**

uPVC double glazed window, coved ceiling.

#### **Bathroom**

Low flush WC, vanity unit and hand wash basin, bath with electric shower over, extractor fan, heated towel rail, part tiled walls, coved ceiling, uPVC double glazed window.



**Bedroom One**

uPVC double glazed window, built-in wardrobe, coved ceiling.

**Bedroom Two**

uPVC double glazed window, coved ceiling.

**Bedroom Three**

uPVC double glazed window, coved ceiling.

**Bathroom**

Low flush WC, vanity unit and hand wash basin, bath with electric shower over, extractor fan, heated towel rail, part tiled walls, coved ceiling, uPVC double glazed window.

**Utilities & Services**

Heating Source: Gas 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 B What3Words: ///riots.ramming.spurted



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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 superfast broadband available, with speeds up to Standard 1mbps upload and 13mbps 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 and indoor Three - Good outdoor and indoor 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. 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.





## GARDEN

To the rear of the property there is an enclosed low maintenance garden with unallocated parking to the rear.

## ON STREET

Unallocated parking to the rear







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## JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

