

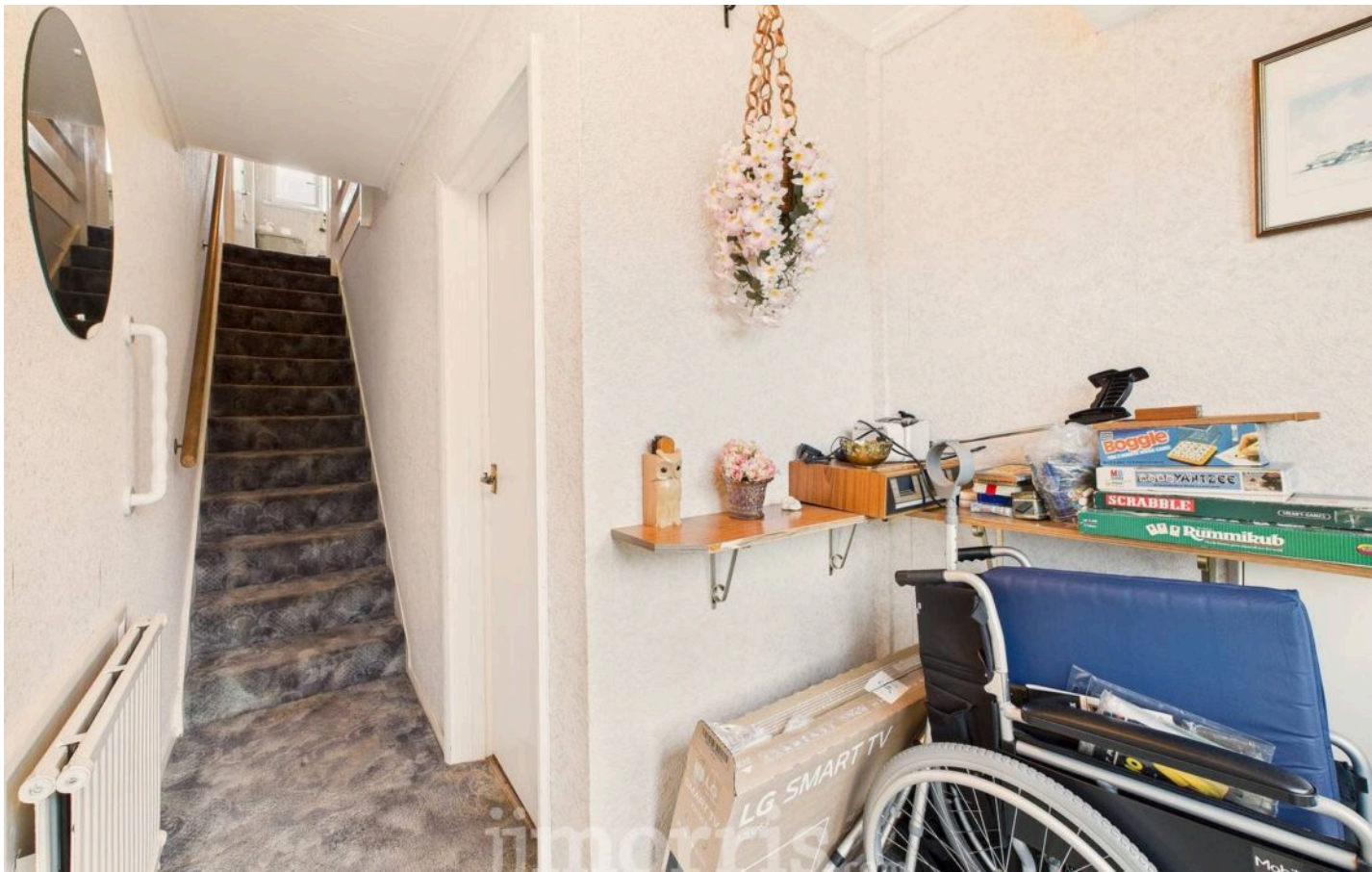


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14 Felin Ban Estate, Cardigan – SA43 1BB

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

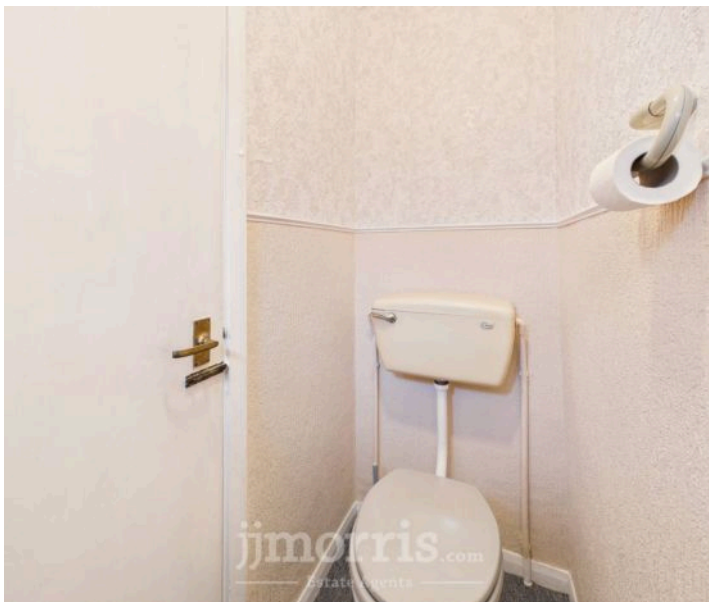
uPVC double glazed window, coved ceiling.

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.spurtd



Utilities & Services

Heating Source: Gas central heating. Services: Electric:
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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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