



jjmorris.com



Moryan Napier Gardens, Cardigan

£375,000 Freehold

Traditional Four Bedroom Detached House • Set Over Three Floors • Four Reception Rooms • Parking & Gardens
• Walking Distance To Town

Contact Cardigan Office



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Canopy Porch

Tiled flooring, uPVC door with feature stain glass panels.

Hall

Stairs rising off to the first floor, dado rail, understairs cupboard, radiator.

Living Room

Feature fire surround with inset coal effect gas fire, uPVC double glazed bay window, uPVC double glazed window to side, radiator, coved ceiling.

Dining Room

Feature fire surround with inset living flame gas fire, uPVC double glazed window to side, uPVC double glazed sliding patio doors, picture rail.

Kitchen

Having a range of wall and base units with work surface over, inset 1.5 bowl sink unit, tiled splash back, gas fired Rayburn, cooker point with extractor fan over, tiled floor, pantry cupboard.

Inner Hall

Tiled floor, radiator, recessed shelving, arch to:-

Study/Sitting Room

Dual aspect uPVC double glazed windows, coved ceiling, radiator.





Utility Room

Belfast sink, void and plumbing for washing machine, wall mounted gas boiler, uPVC double glazed window.

WC

Low flush WC, uPVC double glazed window.

Sun Room/Conservatory

uPVC double glazed window to 3 sides, uPVC double glazed doors to both sides, tiled flooring, wall lights.

FIRST FLOOR

Landing

Stairs rising to the second floor, doors to:-

Bedroom One

uPVC double glazed bay window, radiator.

Bedroom Two

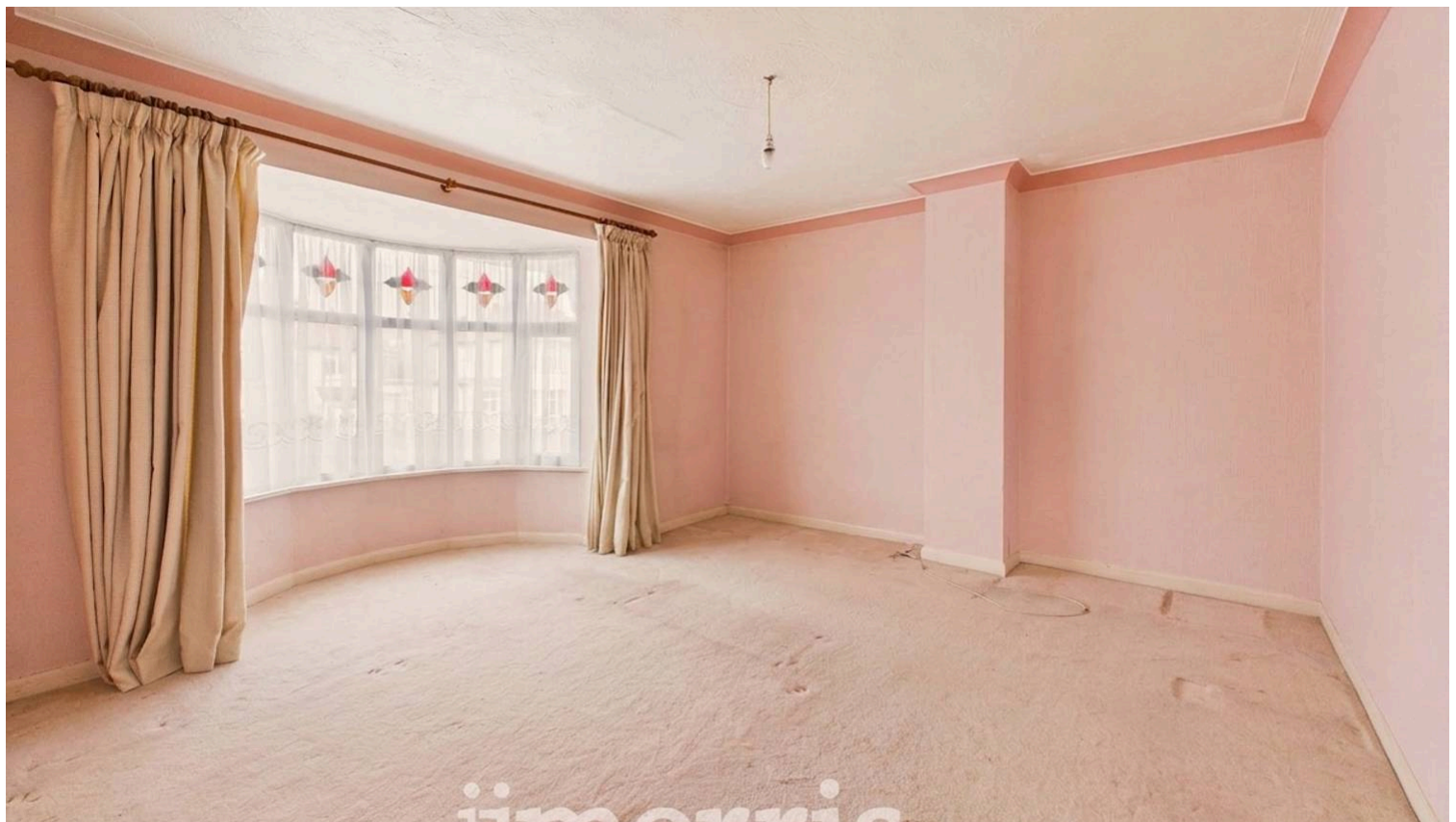
uPVC double glazed window, radiator.

Bedroom Three

uPVC double glazed window, radiator.

Family Bathroom

A four piece suite comprising panel bath, corner shower enclosure with electric shower, low flush toilet, pedestal hand wash basin, tiled walls, shaver socket, radiator, uPVC double glazed window.





SECOND FLOOR

Landing

Velux roof window.

Bedroom Four

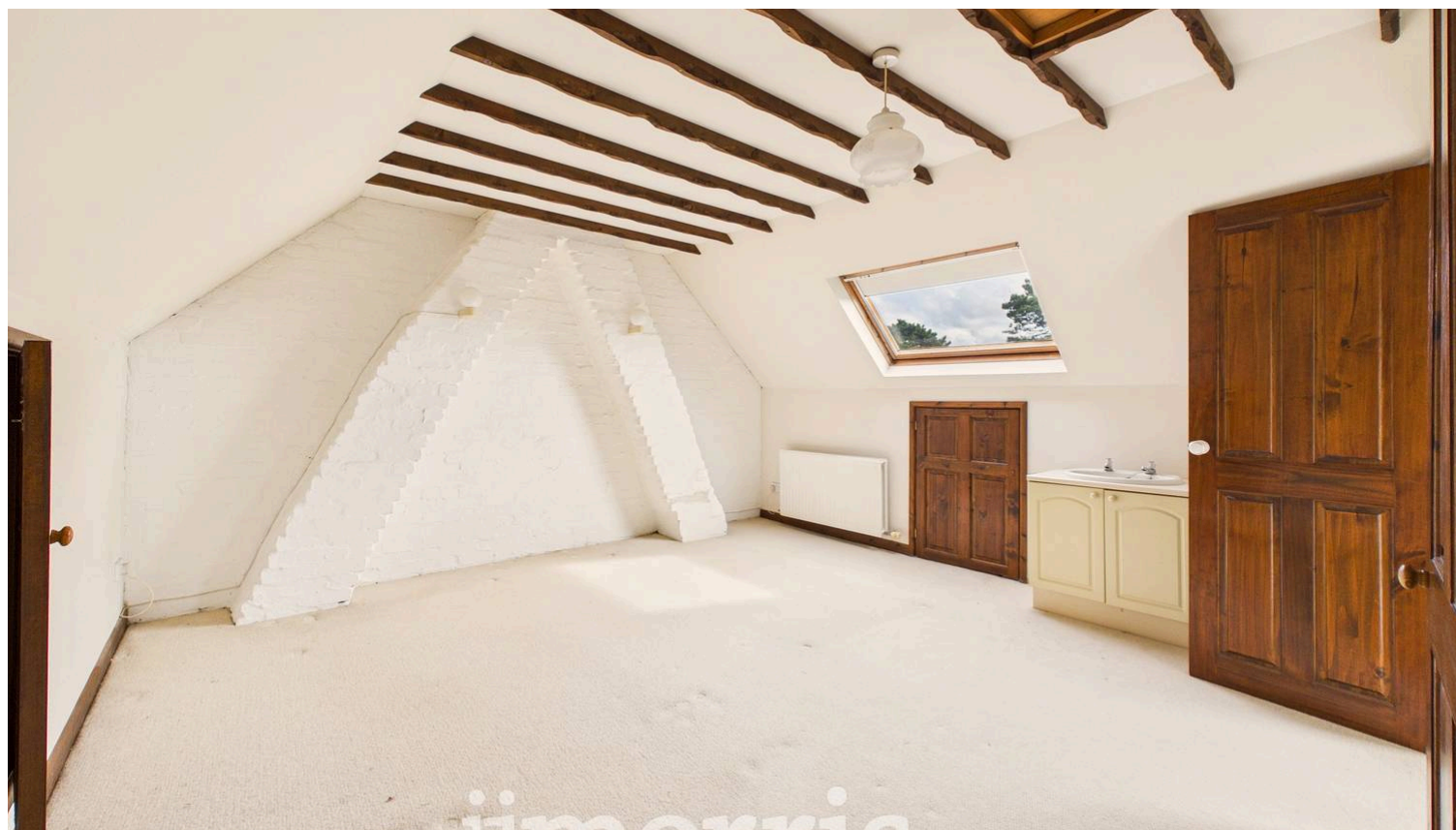
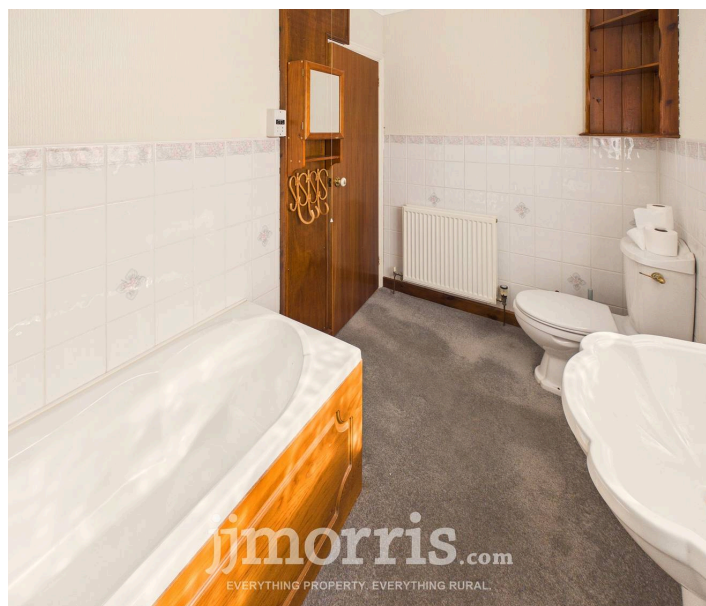
Velux roof window, exposed beams, eaves storage, door to storage room, vanity unit with hand wash basin, radiator.

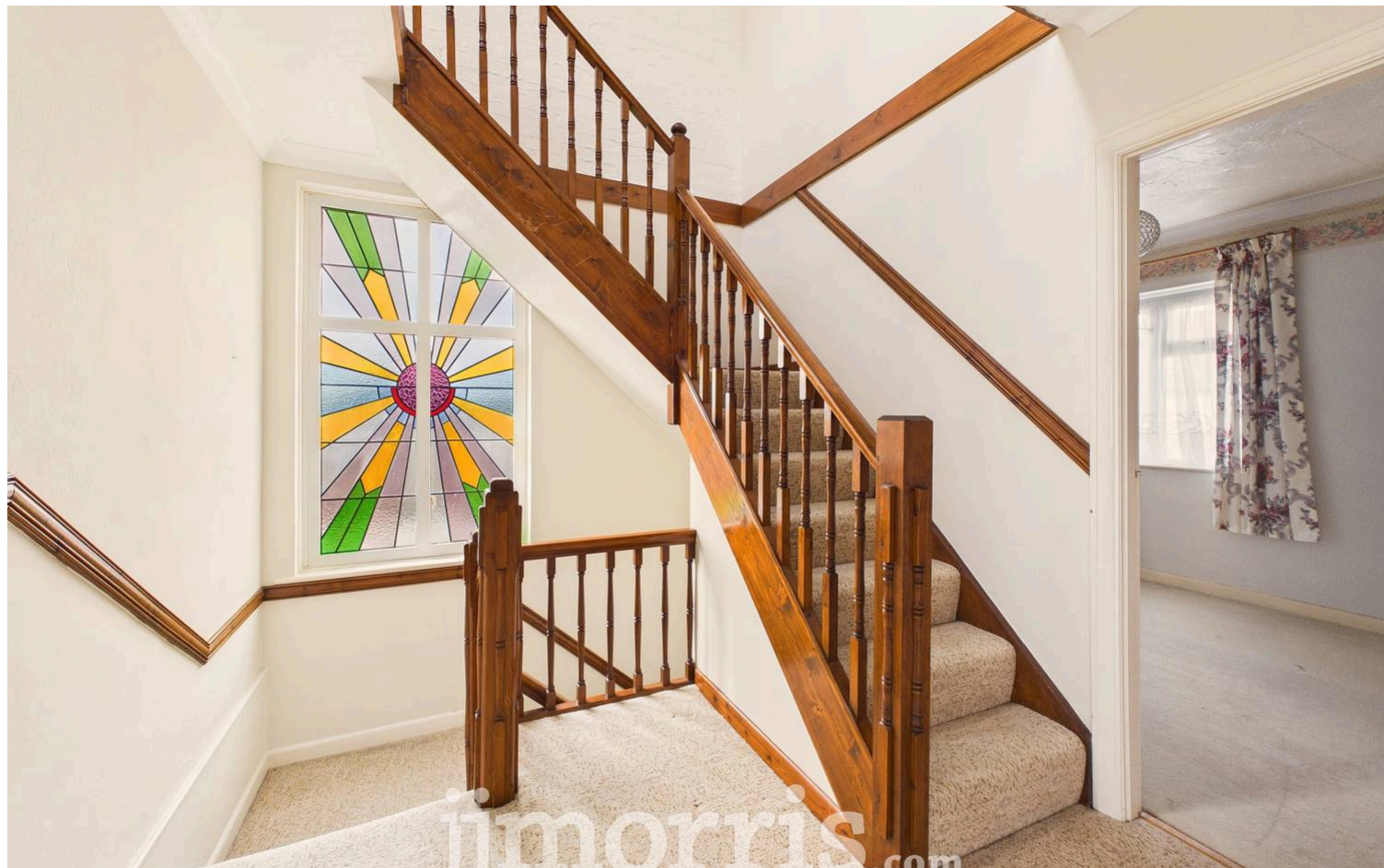
Utilities & Services

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 E What3Words: ///lightbulb.warbler.immunity

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1800mbps 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.

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor. O2 - Good outdoor, variable indoor. 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.



GARDEN

The property is approached via a pillared gate way, which opens up to the parking area, there is a lawn garden to the front and pathways to both sides offer access to the rear gardens which is laid to lawn, raised patio area, greenhouse and timber shed.



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