



jjmorris.com



Oakridge, Penybryn

£450,000 Freehold

17 Acre Smallholding • Four Bedroom Detached Bungalow • Convenient Location • Parking, Garage & Gardens • Available Without The Land

Contact Cardigan Office



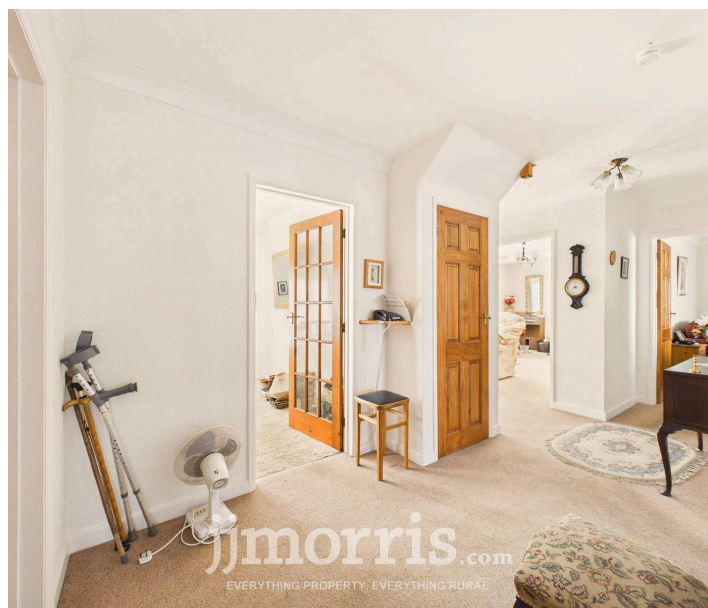
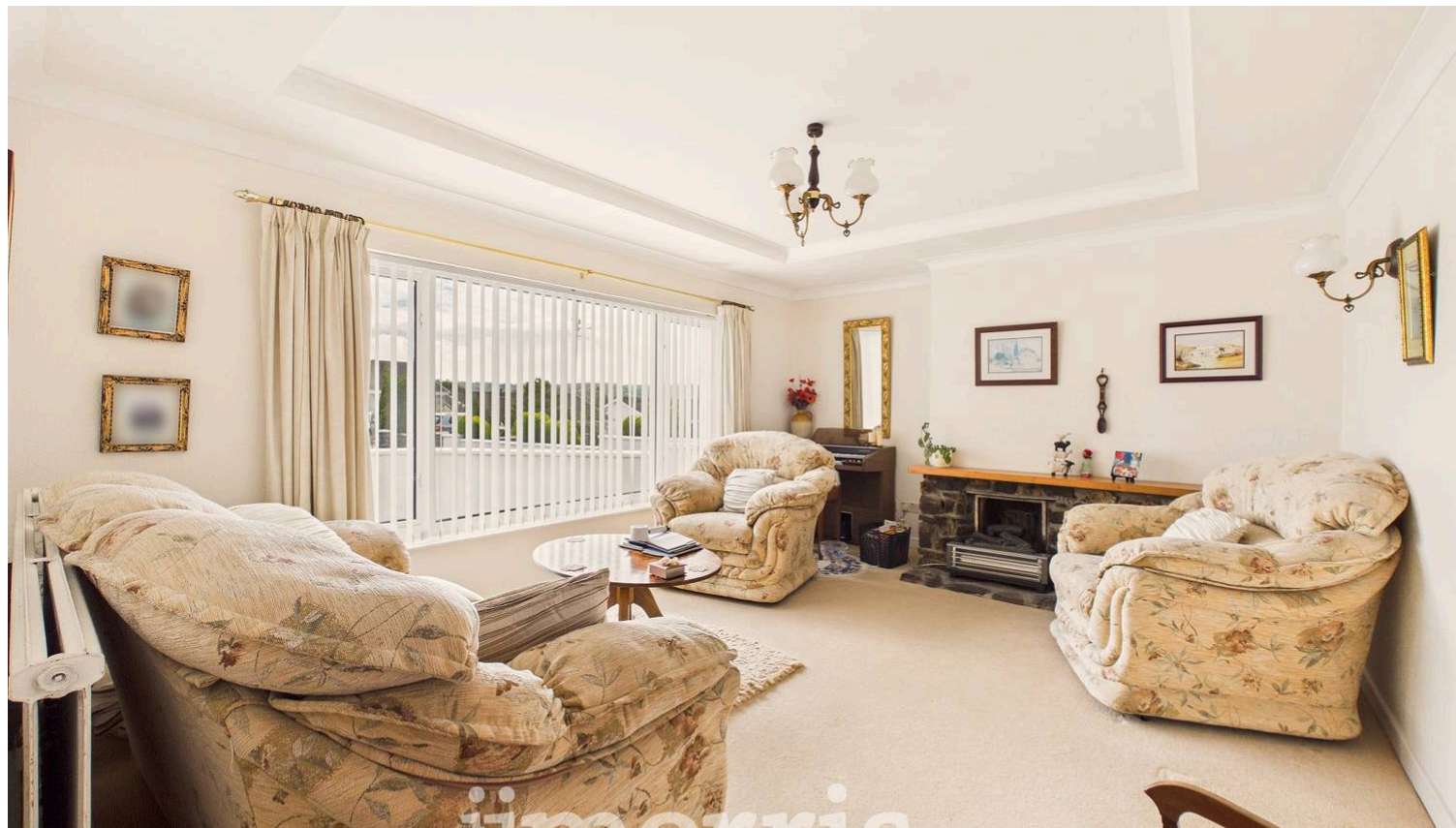
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Location

Conveniently situated within the village of Penybryn, being just over a mile or so from the larger village of Cilgerran which has a basic range of faculties and amenities. It is also roughly over a mile or so from the West Wales market town of Cardigan which has a good range of educational and recreational facilities along with shopping facilities. Penybryn itself has a public house and it is situated on the north Pembrokeshire border, providing ease of access to a number of places in Pembrokeshire including the fantastic coastline. The town of Carmarthen is roughly a 50 minute drive with rail links and access to the dual carriageway which links onto the M4 motorway.

Entrance Hall

Radiator, stairs rising to the first floor, understairs cupboard, built-in storage cupboard, doors to:-

Living Room

Large double glazed window to the front, radiator.

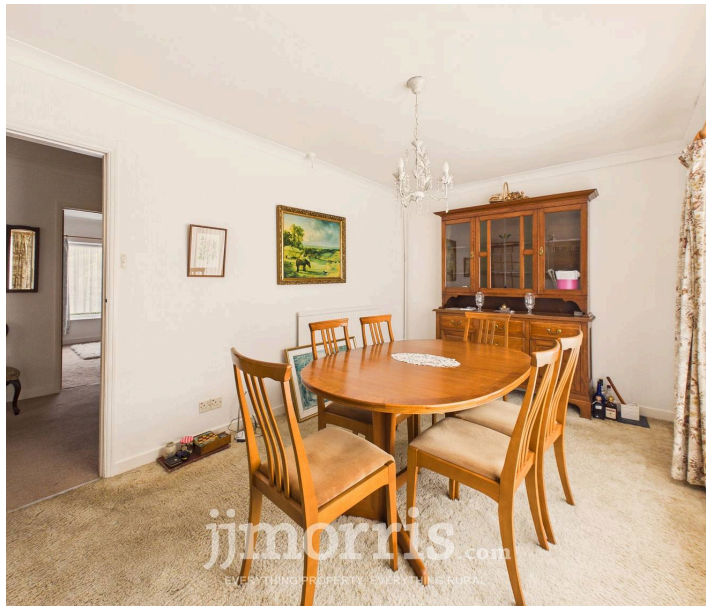
Sitting Room

Wood burning stove set in surround, large double glazed window to the rear boasting countryside views, radiator.

Bedroom One

Large double glazed window to the front, radiator.





Bedroom Two

Double glazed window to the rear boasting countryside views, radiator.

Shower Room

Corner shower cubicle, pedestal hand wash basin, WC, radiator, frosted double glazed window to the side, part tiled walls.

Dining Room

Tiled flooring, built-in pantry cupboards, radiator, archway opening to:-

Kitchen

Having a range of wall and base units with worktop surfaces over, single drainer sink unit, space for cooker with extractor hood over, space for white goods, tiled flooring, double glazed windows to the rear boasting far reaching countryside views, double glazed window and external door to the side.

FIRST FLOOR

Landing

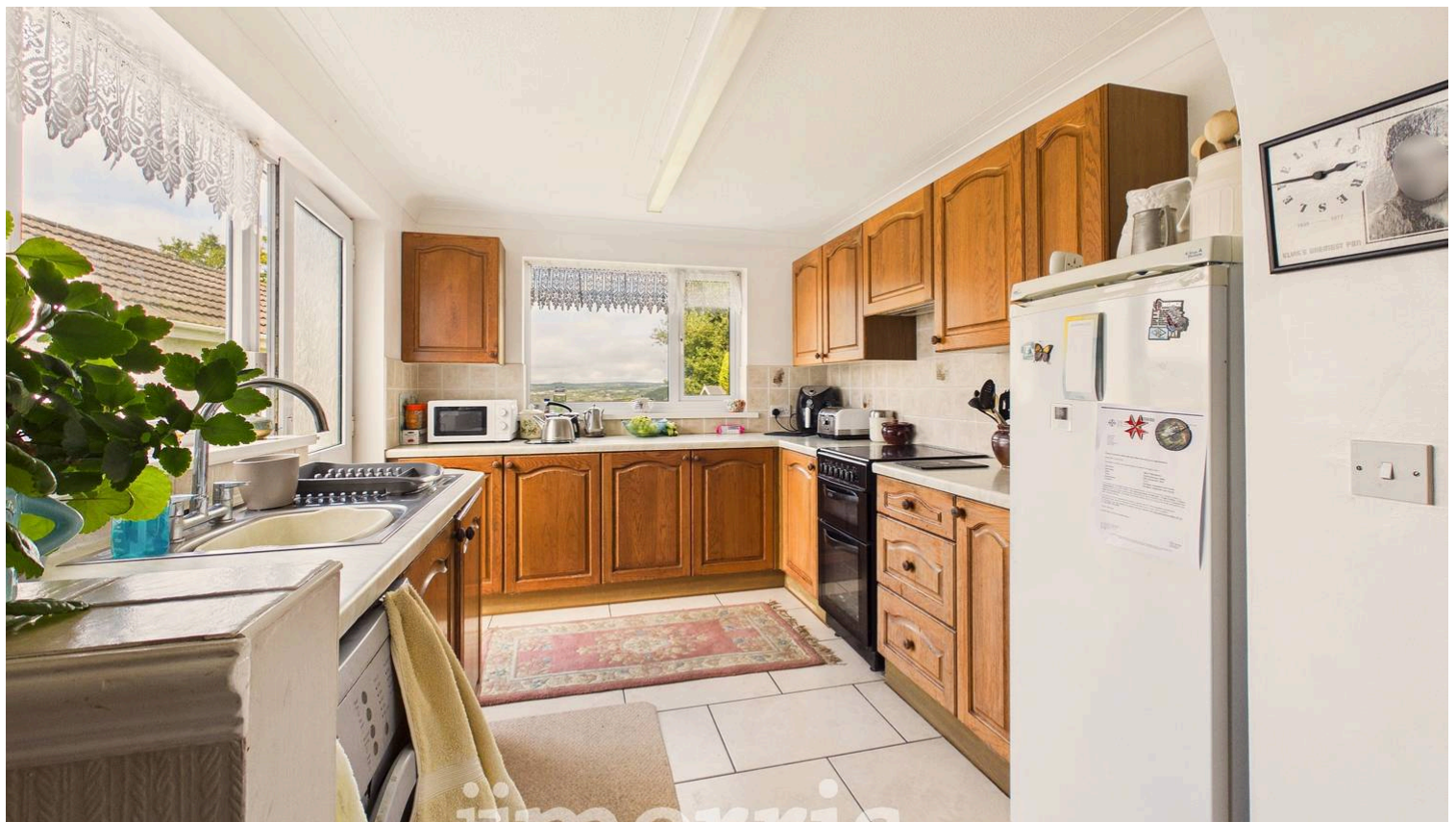
Two built-in storage cupboards, doors opening to:-

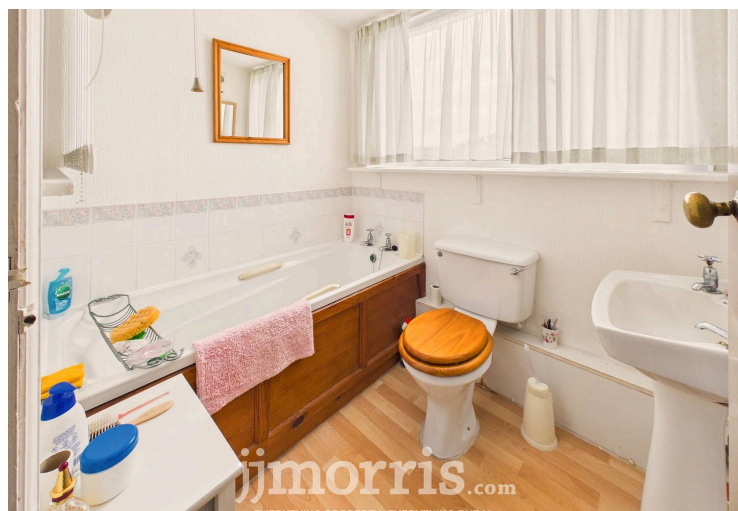
Bedroom Three

Double glazed window to the rear boasting countryside views, eaves storage, access to the loft, radiator.

Bedroom Four

Double glazed window to the rear boasting countryside views, eaves storage.





Bathroom

Bath, pedestal hand wash basin, WC, part tiled walls, double glazed window to the rear boasting countryside views.

Detached Garage

With up-and-over door, power and lighting, pedestrian door to the rear, two double glazed windows.

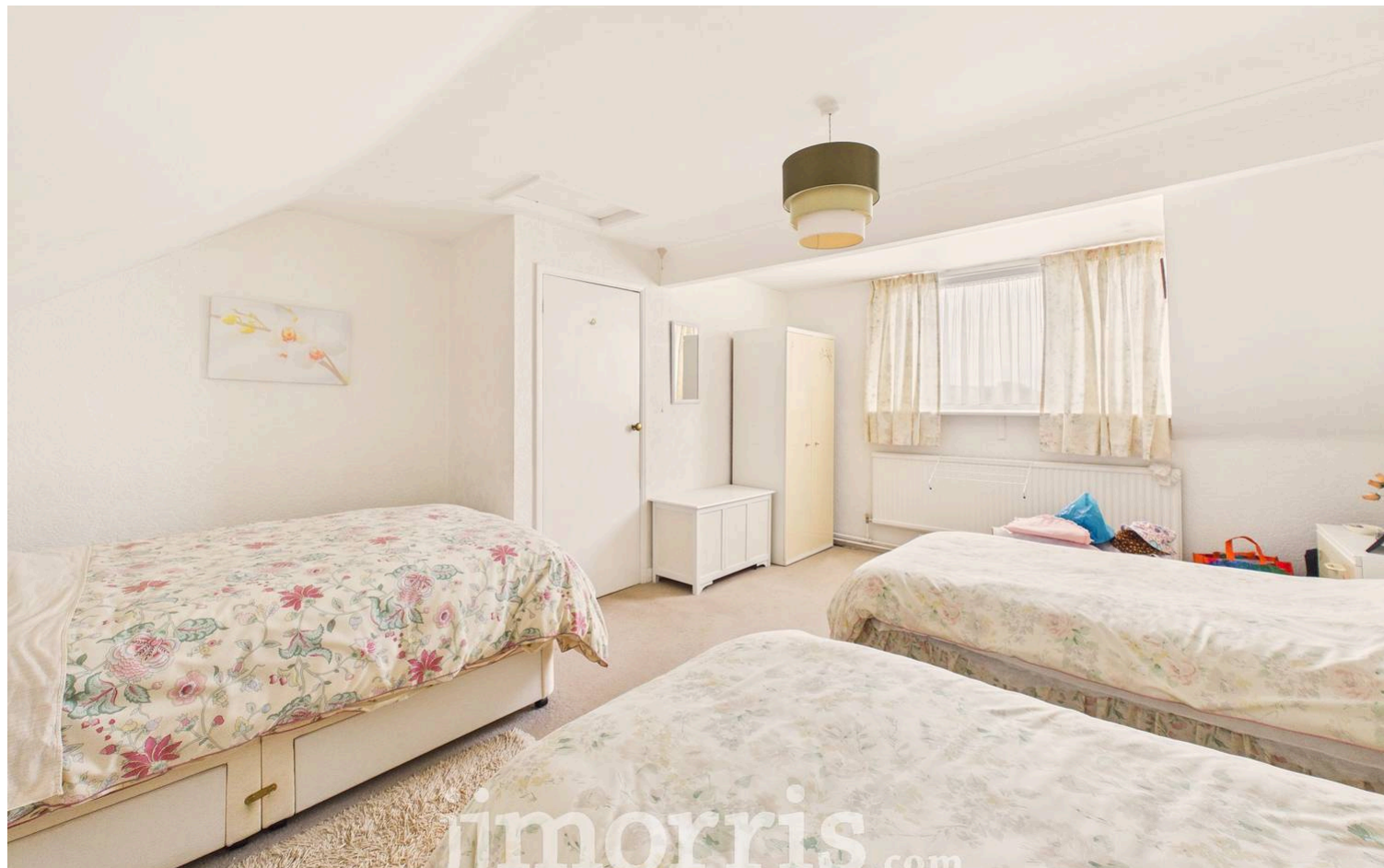
Utilities & Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E

What3Words: ///quaking.cries.kindness

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 0.6mbps upload and 4mbps 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 - Good 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.



GARDEN

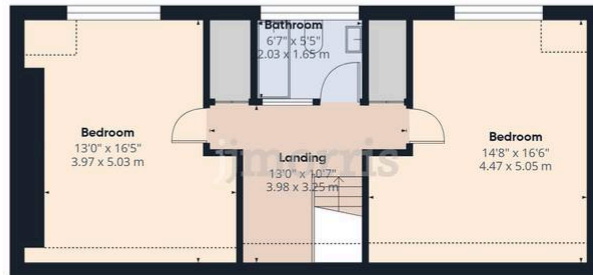
To the front of the property is a large hardstanding driveway and a small front lawned garden. Access both sides lead to the rear where the property enjoys an enclosed level garden mainly laid to lawn boasting fantastic far reaching countryside views.

GARDEN

The land has generally over the last decade or so, been let out for sheep grazing with generally a northerly aspect. There is a shed on site. No mains water. Access is gated entrance directly off the main road.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

You can include any text here. The text can be modified upon generating your brochure.

