



jjmorris.com



Blaenpystyll Mill, Blaenannerch

£225,000 Freehold

Three Bedroom Detached Cottage • Generous Plot • Master Bedroom with Ensuite

Contact Cardigan Office



5 High Street, Cardigan,
Ceredigion SA43 1HJ



01239 612343



cardigan@jjmorris.com



Kitchen

Having a range of wall and base units with integrated ovens and dishwasher, sink unit with mixer tap over and tiled splashback, range cooker, tiled floor, uPVC double glazed window, sliding uPVC door to front patio.

Conservatory

Tiled floor, uPVC sliding door, glass roof, wooden stable door to:-

Study

uPVC double glazed windows, radiator, Velux window, storage cupboard.

Dining Room

Wood effect laminate flooring, radiator, window, through to:-

Living Room

Log burner, understairs storage, radiator, wood effect laminate flooring, stairs to first floor, doors to:-

Sun Room

Wood effect laminate flooring, windows, door to garden.

Bedroom One

Wood effect laminate flooring, radiator, uPVC double glazed window, sliding door to front patio, sliding door to:-





Wheelchair Accessible Wet Room

Hand wash basin, WC, shower suitable for disabled, uPVC glazed window.

Landing

Storage cupboard, loft hatch, wooden floorboards, doors to:-

Bedroom Two

Storage cupboard, Velux window, wooden floorboards, radiator, uPVC double glazed window, door to outside.

Bedroom Three

Storage cupboard, Velux window, wooden floorboards, radiator, uPVC double glazed window.

Bathroom

Hand wash basin in vanity unit, WC, bath, tiled wall and floor, radiator, uPVC double glazed window.

Utilities & Services

Heating Source: Oil central heating. Services: Electric:
Mains Water: Mains Drainage: Septic Tank Tenure:
Freehold and available with vacant possession upon
completion Local Authority: Ceredigion County Council
Council Tax: Band E What3Words:
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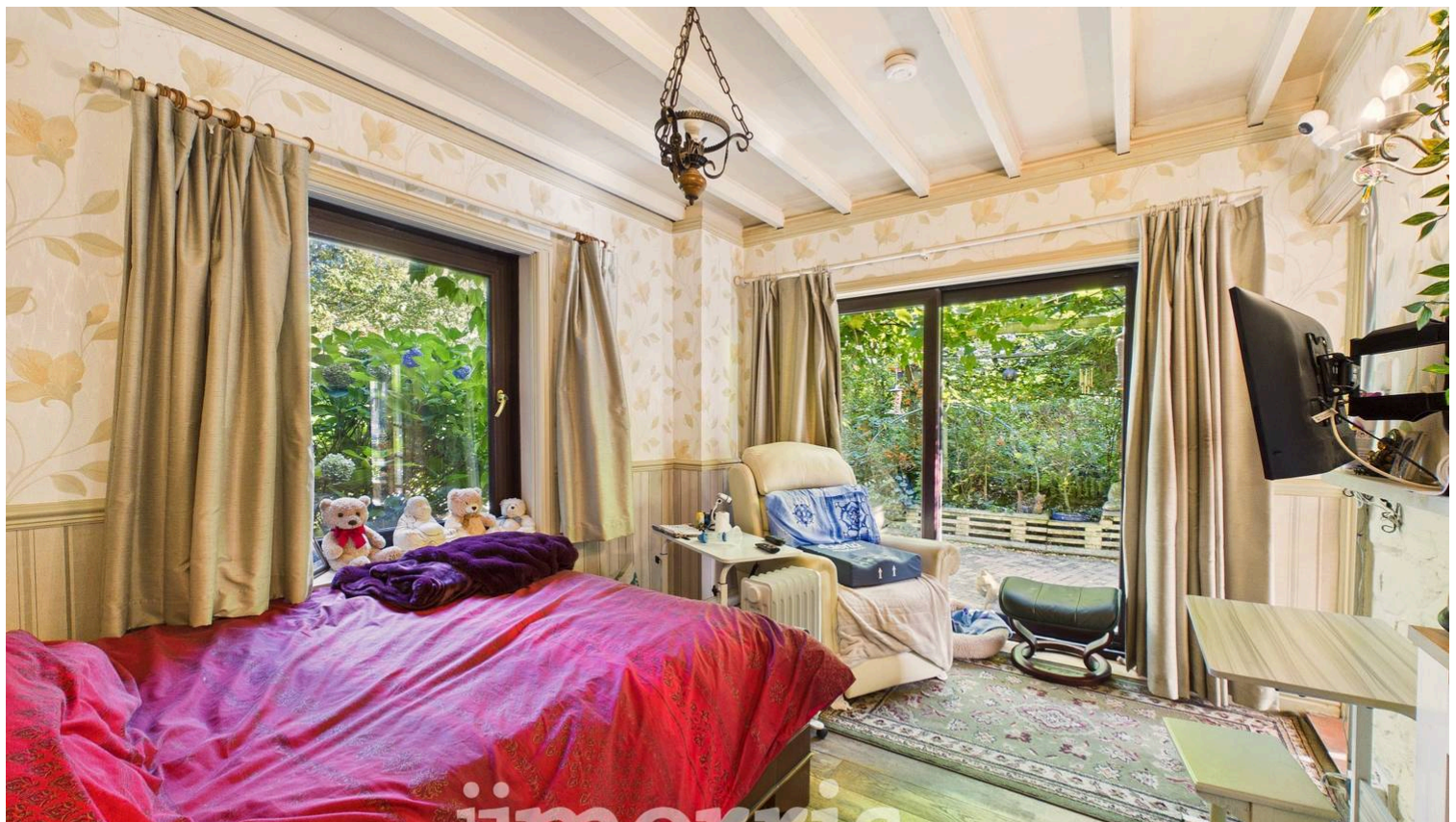
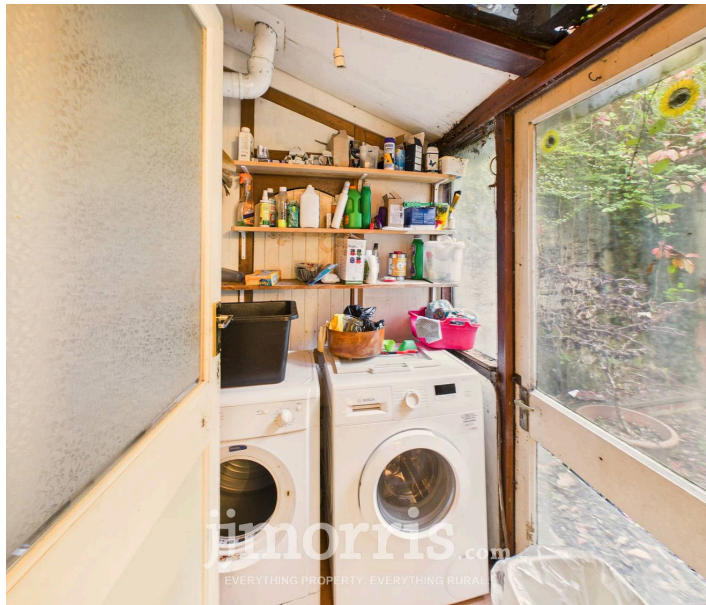


Anti Money Laundering & Ability To Purchase

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 ultrafast broadband available, with speeds up to Standard 1mbps upload and 5mbps 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. 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 - Variable outdoor. Three - Good outdoor. O2 - Variable outdoor. Vodafone. - Poor to none 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 enjoys ample off-road parking and a garage, together with beautifully established grounds offering an abundance of space and privacy. The extensive lawns are complemented by a delightful selection of mature trees, shrubs and a charming pond area, creating a wonderfully peaceful and picturesque setting. Steps meander through a secluded wooded area, leading to a summer houses and tranquil seating areas, providing the perfect spaces to relax and enjoy the surrounding nature. The grounds also benefit from additional storage sheds and a variety of versatile spaces, offering excellent potential for hobbies, storage or further use to suit individual requirements.



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