





Isfoel, Crymych

£295,000 Freehold

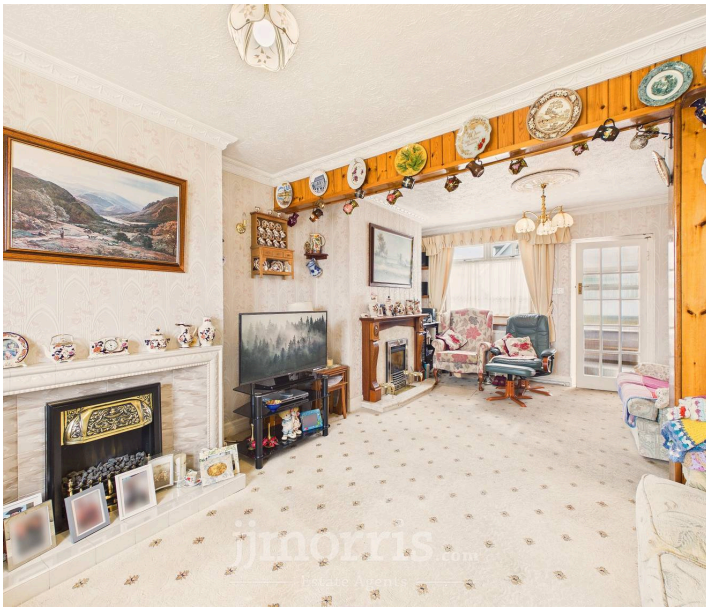
Imposing Four Bedroom Detached House • Spacious & Versatile Accommodation • Popular Location

Contact Cardigan Office

5 High Street, Cardigan, Ceredigion SA43 1HJ | 01239 612343 | cardigan@jjmorris.com







Front Porch
uPVC glazed door and windows, tiled floor, door to:-

Hallway
Wooden parquet flooring, radiator, understairs storage, doors to:-

Kitchen
Having a range of wall and base units with worktop surfaces, stainless steel sink unit, tiled floor, tiled walls, uPVC double glazed window, radiator.

Sitting Room
Fireplace with tiled hearth and surround, uPVC double glazed windows, coved ceiling, radiator.

Living Room
Fireplace with tiled hearth and surround, radiator. Fireplace with marble effect hearth and wooden surround, coved ceiling, glazed door to:-

Conservatory
Tiled floor, uPVC double glazed windows and doors, polycarbonate roof, hand wash basin, WC.

Landing
uPVC double glazed window, radiator, loft hatch, doors to:-

Bedroom One
Radiator, uPVC double glazed window.





Bedroom Two
Radiator, uPVC double glazed window, built-in storage units.

Bedroom Three
uPVC double glazed window.

Bedroom Four
Built-in storage units, uPVC double glazed window, radiator.

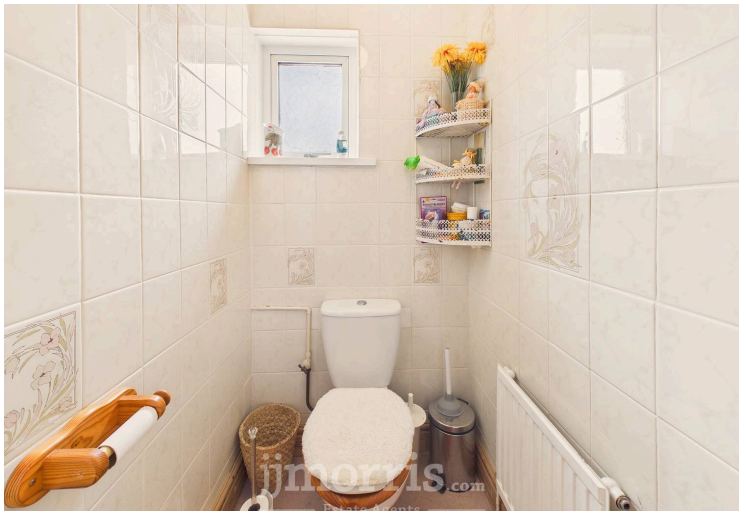
Shower Room
Shower, vanity unit with hand wash basin, double glazed window, radiator, storage cupboard, tiled walls.

WC
WC, tiled walls, radiator, double glazed window.

Utilities and Services
Heating Source: Oil central heating, gas fires. 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: ///defensive.sank.charts









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 19mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 95-mbps upload and 950mbps 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 Three - Good outdoor O2 - Variable 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

Lawned gardens to the front and rear.



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









