





Hafan Hedd, Aberbanc

£359,950

Two Reception Rooms • Newly Installed Kitchen/Diner. Utility Room. • Modern Four Piece Bathroom • Three Bedroom Detached Bungalow • Parking, Garage & Gardens

Contact Cardigan Office

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Porch
Quarry tiled flooring, exposed brickwork, hardwood glazed door with matching side panel, opens to:-

Hall
An "L" shaped hallway with tiled flooring throughout, dado rail, coved ceiling, airing cupboard, loft access. Doors open to:-

Living Room
Feature tiled fireplace with wooden mantle over, wood burning stove set on a slate hearth, wood effect laminate flooring, coved ceiling, uPVC double glazed sliding patio doors to the front, uPVC doulbe glazed window to the side, two radiators, double doors open to:-

Dining Room
uPVC double glazed window to the rear, coved ceiling, wood effect laminate flooring, radiator. Door through to:-

Kitchen
Recently installed kitchen units having a range of wall and base units with complimentary worksurface over, inset stainless sink unit with 1.5 bowls, drainer and mixer tap, eye-level electric oven, induction hob, extractor fan over, integrated dishwasher and fridge freezer, wood effect LVT flooring.



Utility Room
Tiled flooring, base cabinets with stainless steel sink unit, void and plumbing for washing machine and dishwasher, space for appliances, uPVC double glazed door and window to the rear.

Bedroom One
uPVC double glazed window to the front, radiator, coved ceiling, built-in wardrobe.

Bedroom Two
uPVC double glazed window to the front, radiator, built-in wardrobe, coved ceiling.

Bedroom Three
uPVC double glazed window to the rear, radiator, built-in wardrobe, coved ceiling.



Bathroom
Newly fitted four piece suite comprising corner shower, free-standing bath with mixer tap and shower attachment, low flush WC, vanity unit with hand wash basin, radiator, Aqua panelled walls, uPVC double glazed window to the rear, coved ceiling, wood effect flooring.







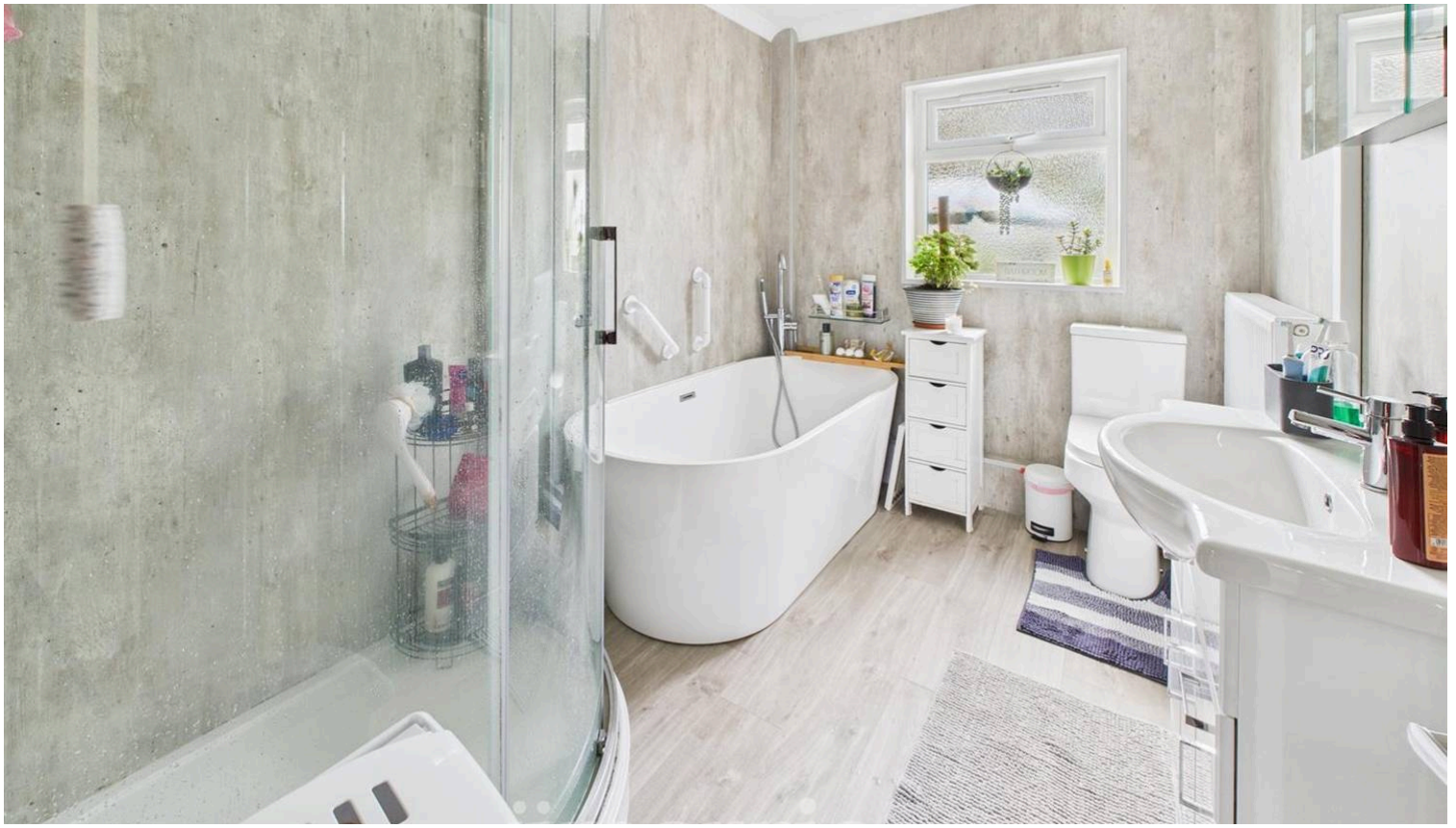
Externally
The property is approached via a tarmac driveway which extends along the front of the property providing parking and turning area, access to single garage, lawned front garden. The rear garden is extensively lawned with a variety of mature shrubs and bushes. There is a paved patio to the rear of the property with access from the Utility Room. Timber storage shed.

Garage
Up and over door, uPVC double glazed window, hot water cylinder. Door to:

Workshop/Office
uPVC door and window to the rear.

W.C.
Low flush w.c. Wall mounted hand wash basin, tiled flooring, uPVC window and door.

Utilities & Services
Heating Source: Air Source heat pump Services: Electric: Mains. Solar Panels Fitted Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band E What3Words: ///landings.evaporate.retail Please note that under the Estate Agents Act 1979, we must inform you that the owner of this property is related to an employee of JJ Morris.







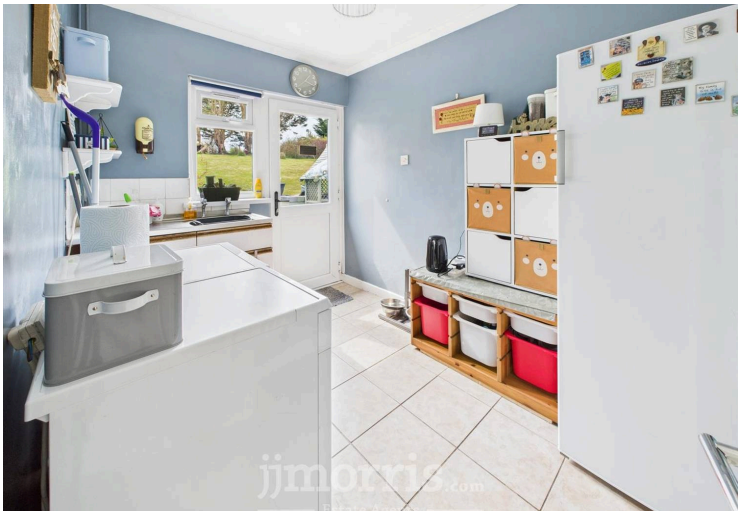


Anti Money Laundering & Ability To Purchase
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof 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 0.7mbps upload and 6mbps 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 indoor mobile coverage EE Voice - Limited& Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Limited Vodafone. Voice - Likely & Data - Likely 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 tarmac driveway which extends along the front of the property providing parking and turning area, access to single garage, lawned front garden. The rear garden is extensively lawned with a variety of mature shrubs and bushes. There is a paved patio to the rear of the property with access from the Utility Room. Timber storage shed.



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