





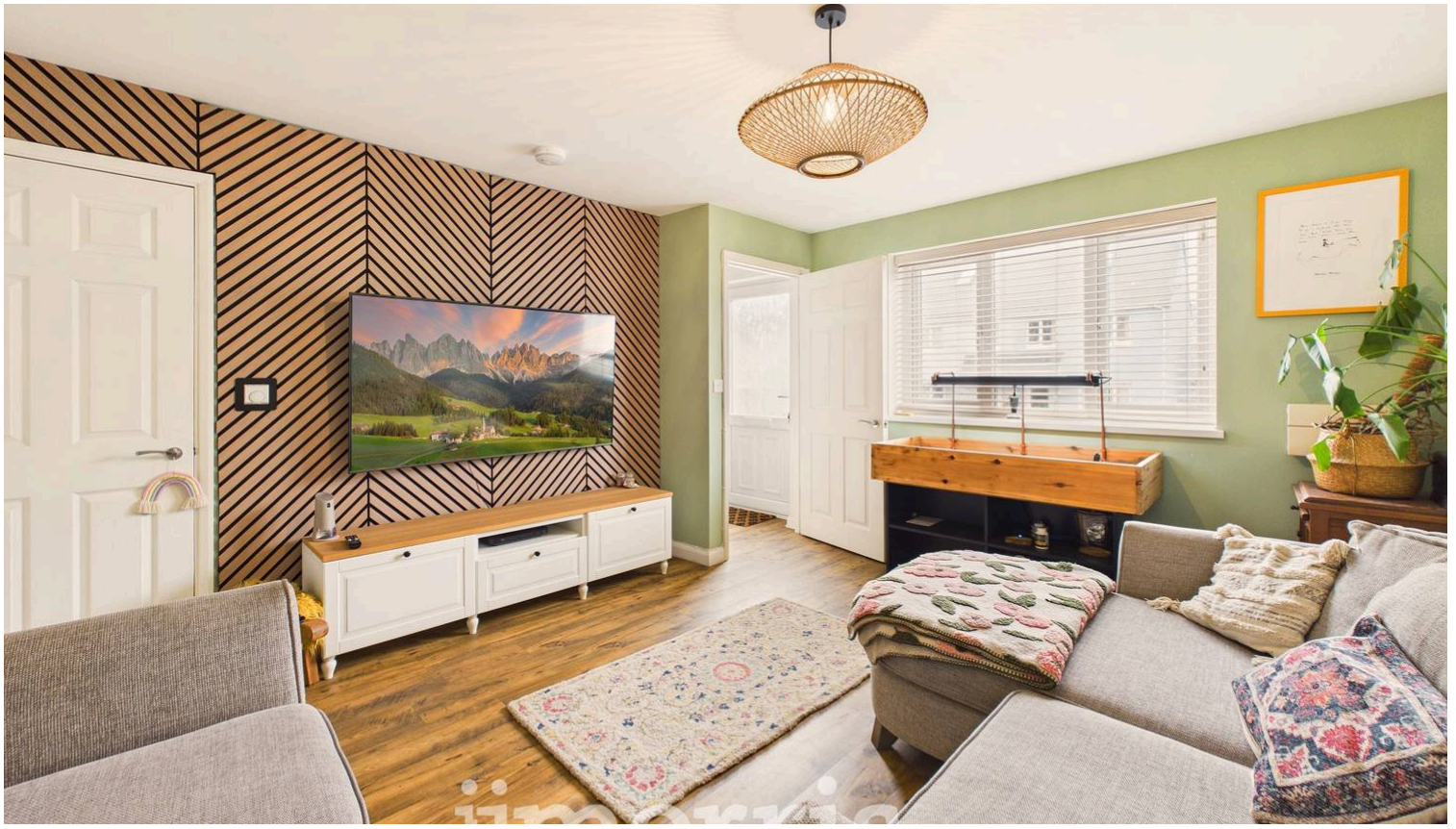
15 Crug Yr Efydd, Crymych

£225,000 Freehold

Spacious Three Bedroom House • Set Over Three Floors • Modern Kitchen/Diner • Master Bedroom with En-suite • Parking & Gardens

Contact Cardigan Office

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Hall
uPVC glazed door, wood effect laminate flooring with underfloor heating, stairs rising off to first floor, door to:-

Living Room
uPVC double glazed windows, wood effect laminate flooring with underfloor heating, understairs storage, door to:-

Kitchen
Having a range of wall and base units with wood effect worktop surfaces, integrated oven and hob with induction unit over, stainless steel sink unit with mixer tap over, tiled floor with underfloor heating, uPVC double glazed window and door to rear garden.

WC
Hand wash basin, WC, vinyl flooring, uPVC double glazed window, space for washer dryer.

Landing
Airing cupboard, radiator, uPVC double glazed window, doors to:-

Bedroom One
Wood effect laminate flooring, radiator, uPVC double glazed window.





Bathroom
Hand wash basin, WC, shower, towel rail, wood effect laminate flooring, uPVC double glazed window.

Bedroom Two
Wood effect laminate flooring, radiator, uPVC double glazed window.

Bedroom Three
Velux windows, eaves storage, radiator, door to:-

Ensuite
Hand wash basin, bath with shower over, WC, towel rail, Velux window, vinyl flooring.

Utilities & Services
Heating Source: Air source heat pump, underfloor 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 C What3Words: ///moth.sideboard.bumps







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 1mbps upload and 18mbps 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 - Variable outdoor. Vodafone. - Variable 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 benefits from off-road parking for two cars, with convenient side access leading to the rear garden. The garden features a paved patio area, ideal for outdoor dining and entertaining, alongside a generous sized lawned area.



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