





Brynbetws Cilgerran Road, Penybryn

£285,000 Freehold

Well-Presented Three-Bedroom Link-Detached Bungalow • Spacious & Versatile Living Accommodation • Three Reception Rooms • Driveway Providing Off-Road Parking • Useful Garage • Oil-Fired Central Heating • Convenient Location • Approx. 2.3 Miles from Cardigan Town • Viewing Highly Recommended

Contact Cardigan Office

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







Hallway
uPVC glazed door, radiator, storage cupboard, loft hatch, coved ceiling, doors to:-

Living room
Radiator, uPVC double glazed windows, coved ceiling.

Bedroom One
Radiator, uPVC double glazed windows, coved ceiling, built-in wardrobe.

Bathroom
LTV wood effect flooring, hand wash basin in vanity unit, WC, shower, towel rail, tiled walls, uPVC double glazed window, coved ceiling.

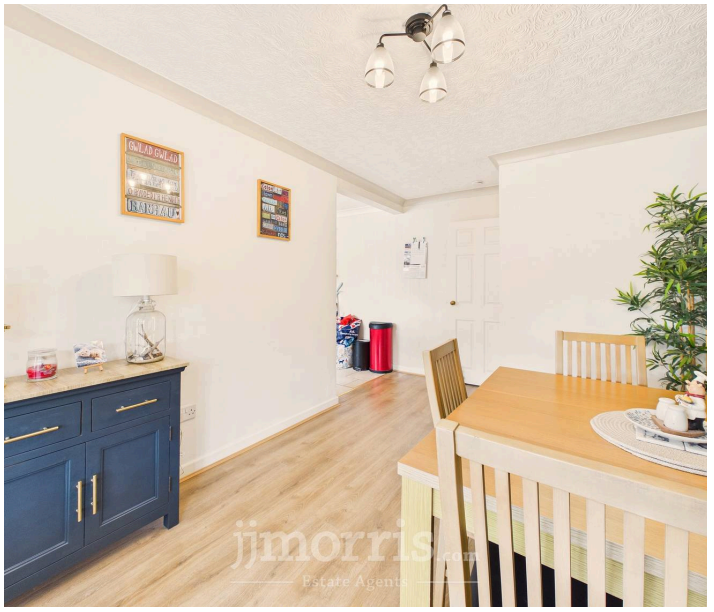
Bedroom Two
Radiator, uPVC double glazed windows, coved ceiling.

Bedroom Three
Radiator, uPVC double glazed windows, built-in wardrobe, coved ceiling.

Dining Room
Laminate wood effect flooring, radiator, coved ceiling, double glazed doors to:-

Sun Room
Laminate wood effect flooring, uPVC double glazed windows and doors to rear patio, radiator, polycarbonate roof.





Kitchen
Having a range of wall and base units with stainless steel sink unit with mixer tap over, tiled splashback, uPVC double glazed windows, radiator, boiler, coved ceiling.

Utilities & Services
Heating Source: Oil 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: ///feelers.dislodge.plums

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 there is ample parking on the tarmac driveway and lawned area. Access to the rear garden is available via both sides of the property, where there is a single garage. To the rear, a paved patio area provides an ideal space for relaxing and entertaining, with steps leading up to the rear garden which is laid to lawn.



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









