

Fronfach , Abercych, SA37 0EX

£200,000

An improvable, split-level, four bedroom detached house with accommodation comprising: entrance hall, cloakroom/wc, kitchen/diner, lower hall, rear lobby, living room, conservatory, study/bedroom, landing, three bedrooms and a family bathroom, The property requires modernisation and improvement and benefits from parking, garage, gardens and a combi boiler. NO FORWARD CHAIN.

Wooden entrance door with side panel opens to:

Hall



Radiator, telephone point, stairs lead down to the lower ground floor and rise to the first floor. Door to:

Cloakroom/W.C.



Low flush toilet, hand wash basin, void and plumbing for washing machine, double glazed window.

Kitchen/Dining Room



Having a range of wall and base units with worktop surface over, inset sink unit, space for electric cooker, void and plumbing for dishwasher, glazed display cabinets, dual aspect windows, radiator, space for table. Door to garage.

Returning to the hall, steps lead down to:

Lower Hall



Doors lead off to:

Study/Bedroom



Radiator, window to the rear.

Living Room



Dual aspect windows, double doors lead to the conservatory. Brick fireplace with wood burning stove, wall light points.

Conservatory

In need of repair or replacement with tiled flooring and doors to the garden.

Rear Lobby

Exterior stable door.

FIRST FLOOR

Landing



Window, loft access, doors to:

Bedroom



Two windows, radiator.

Bedroom



Built in wardrobe, radiator, window.

Bedroom



Built in wardrobe, radiator, window.

Family Bathroom



Three piece white suite with bath, pedestal hand wash basin and low flush toilet. Window, radiator, airing cupboard.

Internal Garage

Double doors to the front, window, light and power. Door to kitchen.

Externally

Tarmac driveway sloping towards the garage, side access on both sides leads to the rear garden which is laid to lawn with mature hedge borders, external Worcester combi boiler, oil storage tank.

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, there is no data available for this postcode

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 there is no data available for this postcode

Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Utilities & Services

Heating Source: Oil central heating.

Services: Mains Electric

Water: Mains

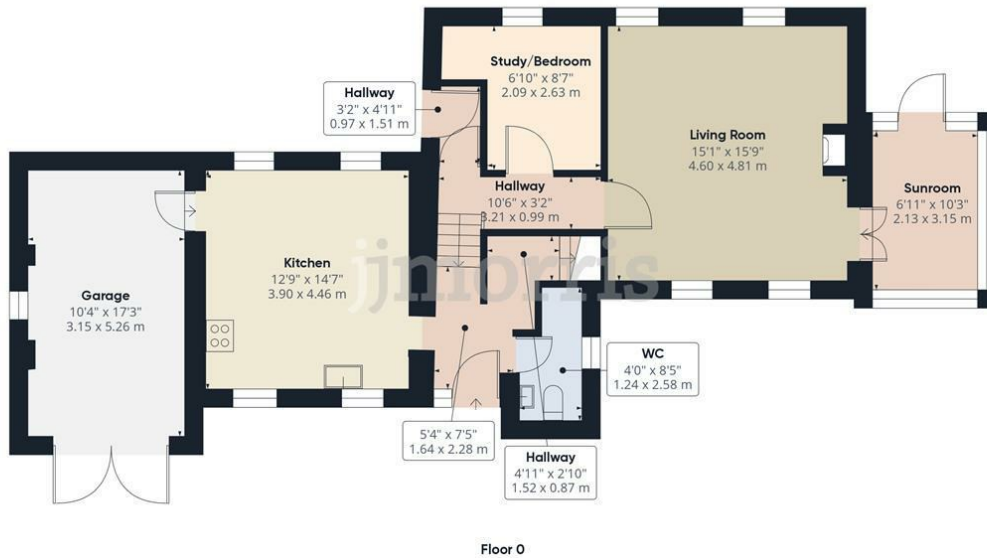
Drainage: Mains

Local Authority: Pembrokeshire County Council

Property Classification: E

What3Words - ///eagles.lays.purse

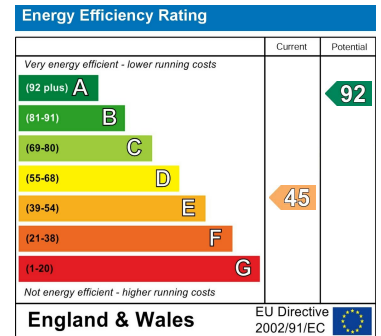
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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