

The Willows Lon Helyg, Llechryd, SA43 2NE

£299,950

A Three Bedroom Detached Bungalow situated in Llechryd, a short distance from the town of Cardigan. The accommodation comprises: Porch, Hall, Living Room, Dining Room, Kitchen, Utility, Conservatory, Three Bedrooms and a Family Bathroom. Externally there is Parking, Garage and Gardens.

NO FORWARD CHAIN.

Upvc glazed door to:-

Porch



Upvc double glazed window to two sides, exposed brickwork, wall mounted light. Upvc double glazed door with side panel to:-

Hall



Radiator, airing cupboard, doors to:-

Living Room



Upvc double glazed window to the front, feature fire surround with inset coal effect fire, recess lighting, radiator.

Dining Room



Wood effect flooring, dado rail, radiator, wall lights, sliding patio door to:-

Conservatory



Upvc double glazed windows on a dwarf wall with polycarbonate roof, wall lights, wood effect flooring, double doors to garden.

Kitchen



Having a range of wall and base units, worktop surface, inset round basin with mixer tap over. Glazed display cabinet, void and plumbing for dish washer, space for fridge/freezer, range style cooker with extractor fan over, radiator, space for table. Dado rail, wood effect flooring, tiled splashback, Upvc double glazed window overlooking the garden.

Utility



Wall and base cabinets with stainless steel sink and drainer unit, void and plumbing for washing machine, Grant oil fired boiler, worktop surface, wood effect flooring, Upvc double glazed door and window to the rear. Door to garage.

Returning to the hall, doors lead to:-

Bedroom One



Upvc double glazed window to the rear, radiator, pedestal hand wash basin with tiled splashback.

Bedroom Two



Upvc double glazed window to the front, range of wardrobes, radiator.

Bedroom Three



Upvc double glazed window to the front, radiator.

Bathroom/Wet Room



Wet room shower, low flush WC, vanity unit with basin over, fully tiled walls and floor, radiator, Upvc double glazed window, spotlights.

Externally



To the fore is a large gravel driveway providing parking and turning area with a lawned garden, timber shed and mature hedgerow boundaries. Side access leads to the rear garden which enjoys patio areas, lawn, greenhouse, ornamental pond along with mature shrubs and borders. Oil storage tank.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band E

What Three Words: ///skewed.verve.purest

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download, Superfast 11mbps upload and 61mbps 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 - Yes & Data - Yes

Three Voice - No & Data - No

O2 Voice - Yes & Data - No

Vodafone. Voice - Yes & Data - No

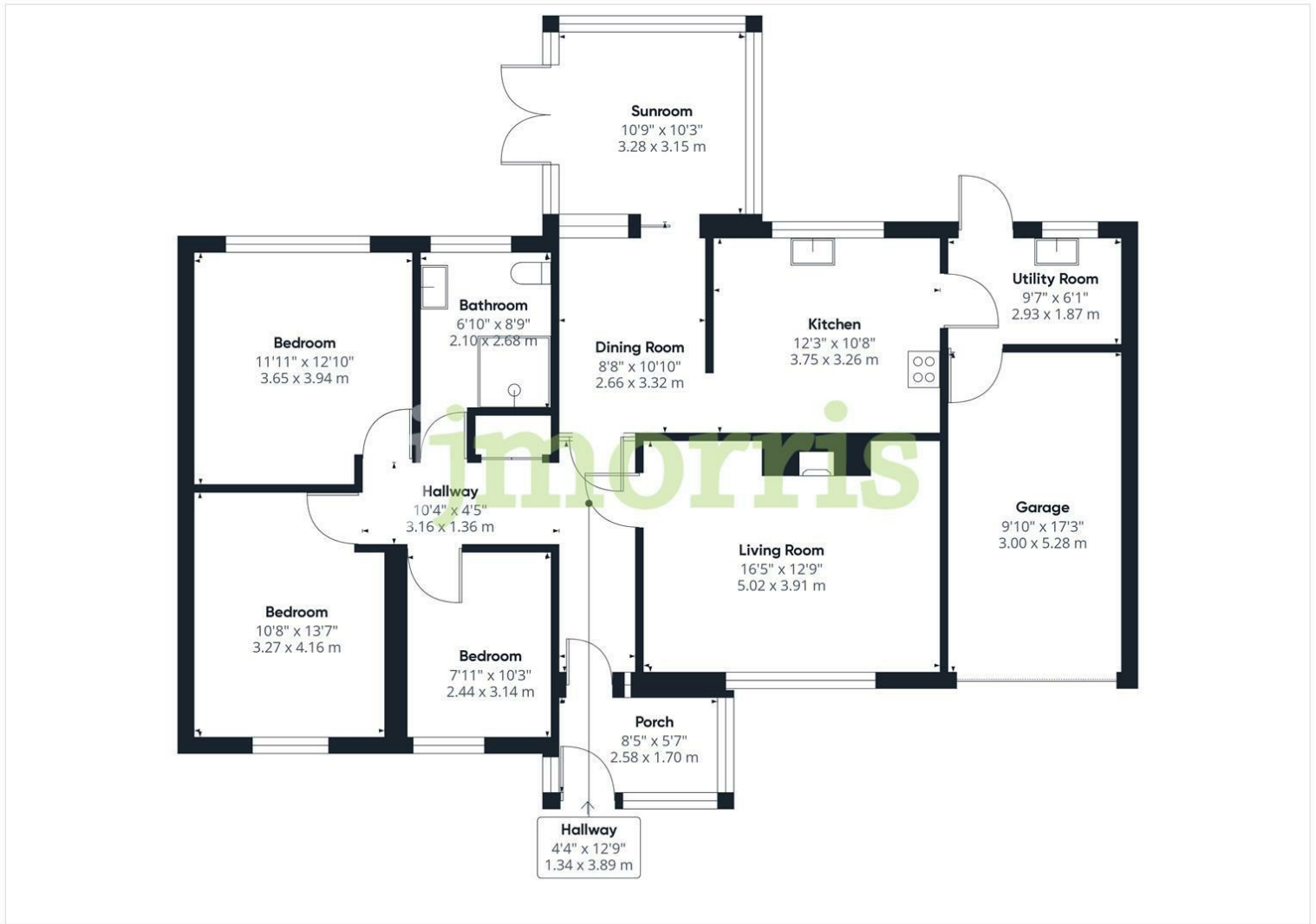
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

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.

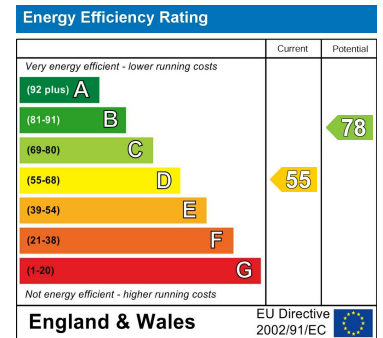
Floor Plan



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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