



Llwynon , Eglwysrwr, SA41 3SN

£275,000

A Three Bedroom Detached Cottage situated in the village of Eglwysrwr, just a short distance from neighbouring Crymych and Cardigan with accommodation comprising: Hall, Living Room, Kitchen/Dining Room, Rear Porch, Landing, Three Bedrooms and a Family Bathroom. Externally there is Parking, Detached Garage/Workshop and Courtyard Garden.

Wooden stable door with glazed panel, opens to:-

Hall

Stairs rising off to first floor, doors to:-

Living Room



Dual aspect Upvc double glazed windows. Morso log burning stove, wood effect flooring, radiator.

Kitchen/Dining Room



Having a range of wall and base units, worktop surfaces, inset sink unit with mixer tap and drainer, tiled splashback, ceramic hob, void and plumbing for washing machine, space for fridge, Rayburn Range, oil fired boiler, part tiled part wooden flooring, space for dining table, dual aspect window, door to:-

Porch



Upvc double glazed stable door to garden.

FIRST FLOOR

Landing



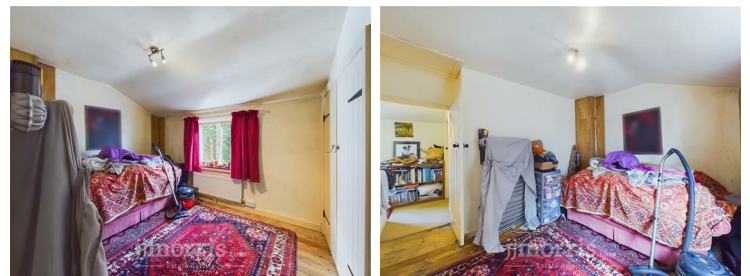
Upvc double glazed window to the rear, radiator. Doors to:-

Bedroom One



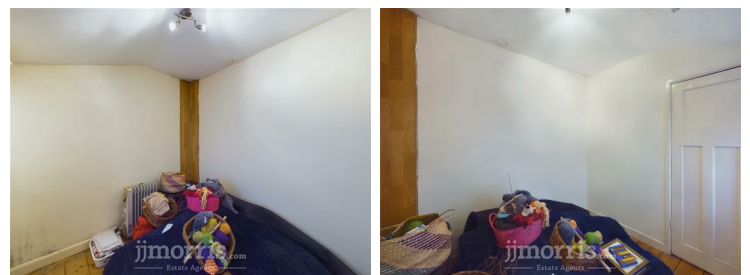
Dual aspect Upvc double glazed window, exposed floorboards, built-in wardrobe, radiator.

Bedroom Two



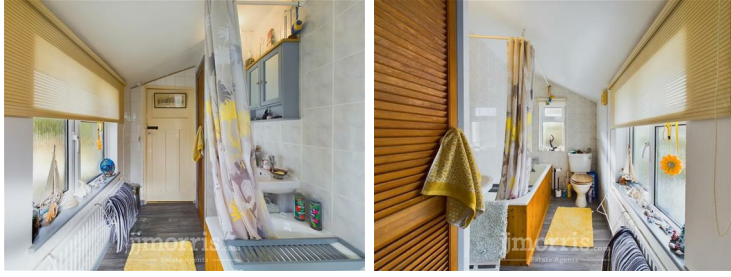
Upvc double glazed window, radiator, exposed floor boards, built-in wardrobe.

Bedroom Three



Upvc double glazed window, radiator, exposed floor boards.

Family Bathroom



Panel bath with mixer tap and shower attachment, low flush WC, pedestal hand wash basin, tiled walls, radiator, dual aspect UPVC double glazed window, airing cupboard with hot water cylinder, extractor fan.

Externally



Parking with access to the:-

Detached Garage



Double wooden doors, roof lights.

Wooden gates leading to the courtyard with decorative gravel, stone walls, fencing, oil storage tank.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: (Mains/Septic tank/Cesspit/Treatment Plan)

Tenure: Freehold and available with full vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words - [///bucks.bounty.regainig](https://www.what3words.com/bucks.bounty.regainig)

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 0.9mbps upload and 8mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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

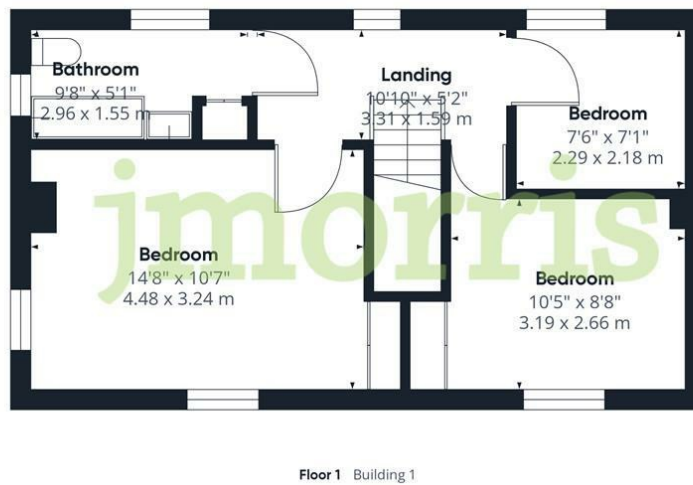
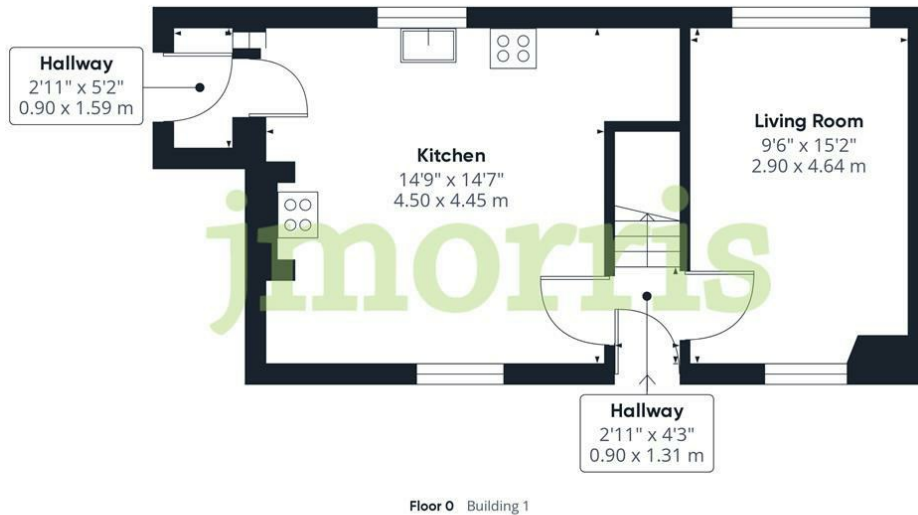
Three Voice & Data

O2 Voice - Yes & Data - Yes

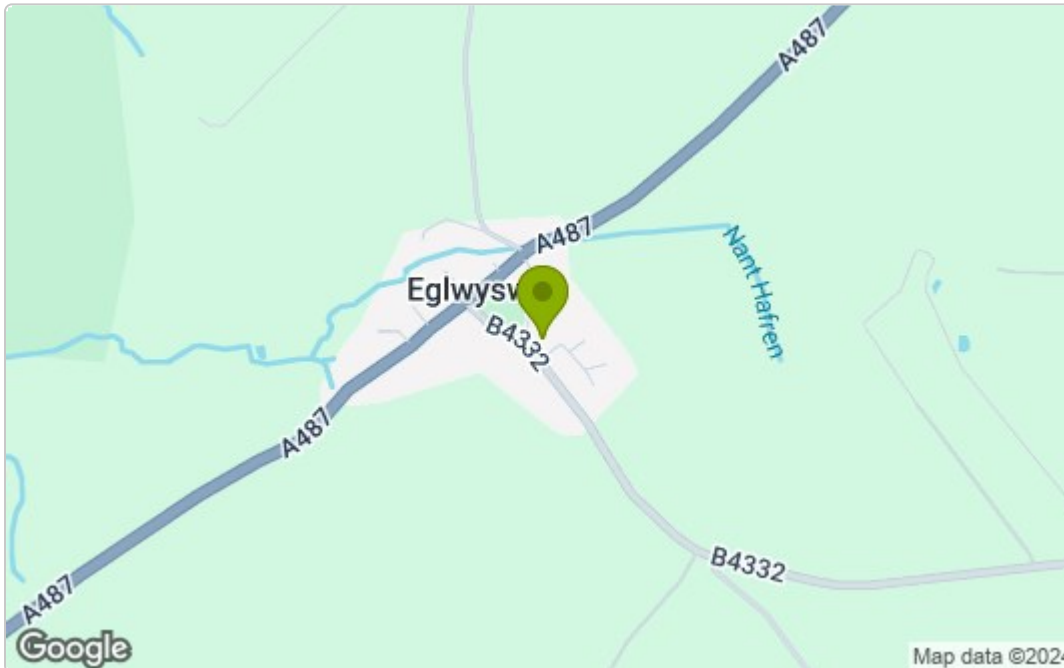
Vodafone. Voice - Yes & Data - Yes

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](https://www.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.

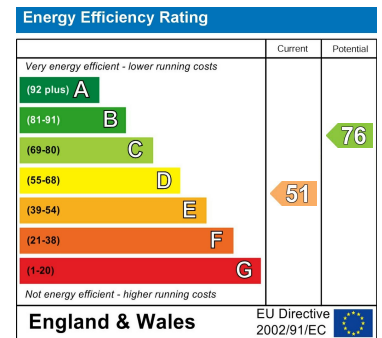
Floor Plan



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.