



Plas Y Berth , Boncath, SA37 0JW

£375,000

A deceptively spacious Three Bedroom Detached Bungalow set on a generous plot within the village of Boncath, just a short distance from nearby Cardigan and Crymych. The accommodation comprises: Covered Porch, Hall, Living Room, Kitchen/Diner, Conservatory, Three Bedrooms and a Family Bathroom. Externally, there is Parking, Garage and Gardens.

Canopy Porch

Upvc double glazed door with decorative stained glass and matching side panel, opens to:-

Hall



Linen cupboard, doors to:-

Living Room



Two Upvc double glazed windows to the front, feature fireplace with Morso wood burning stove set on a slate hearth with decorative tiled surround and wooden mantle, radiator. Door opens to:-

Kitchen



Having a range of wall and base units, worktop surfaces, inset 1.5 bowl sink unit with mixer tap and drainer, ceramic hob with stainless steel extractor fan over, built-in electric oven, integrated fridge and freezer, void and plumbing for washing machine, tiled floor. Door to:-

Conservatory



Upvc double glazed window with polycarbonate roof, sliding patio doors to the garden, tiled floor.

Returning to the hall, doors to:-

Bedroom One



Two Upvc double glazed windows to the front, radiator.

Bedroom Two



Upvc double glazed window to the side, radiator.

Bedroom Three



Upvc double glazed window to the rear.

Family Bathroom



Panel bath with electric shower and screen over, low flush WC, pedestal hand wash basin, heated towel rail, tiled walls and tiled floor.

Externally



Gates open onto a gravelled driveway providing parking for several vehicles. Lawned garden to the front. To the rear there is a detached workshop/garage with light and power, timber shed. Lawned garden with mature shrubs and bushes. Oil storage tank.

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

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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 17mbps upload and 72mbps 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 - Yes & Data - No

O2 Voice - No & Data - No

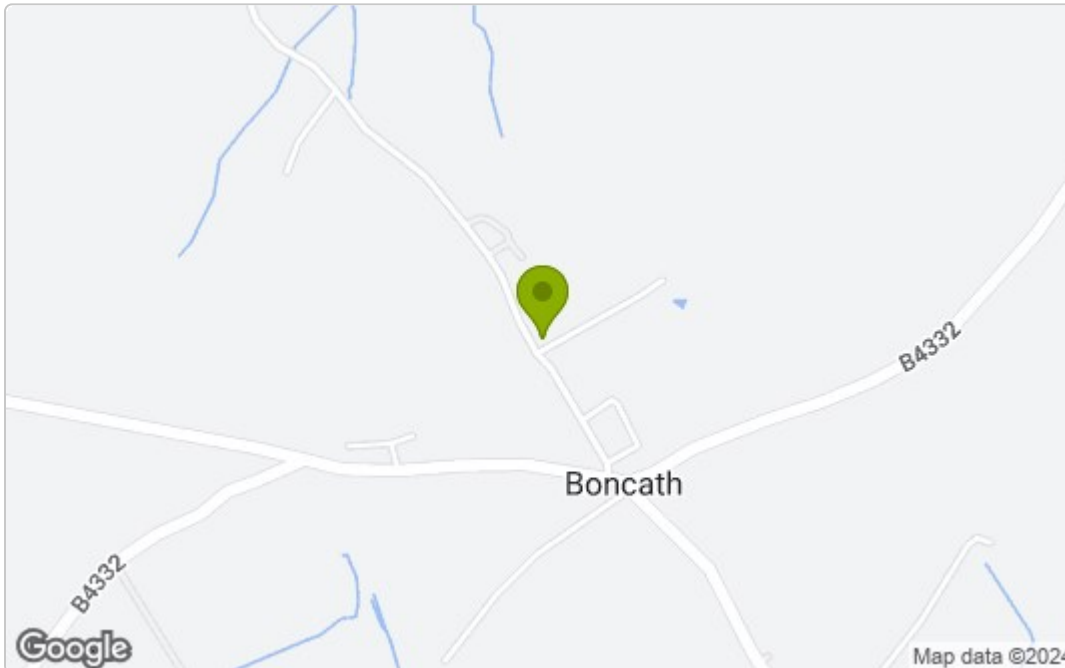
Vodafone. Voice - No & Data - No

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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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