

Glyn Rhosyn , Llangoedmor, SA43 2LG

Offers Over £340,000

A deceptively spacious, well-positioned Four Bedroom Detached Bungalow set on a generous plot situated in the semi-rural village of Croes-y-Llan, near Llangoedmor, close to the popular market town of Cardigan. The accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Utility, Dining Room, Four Bedrooms and a Family Bathroom.

Upvc double glazed door with glazed side panels to:-

Hall



Loft access, storage cupboard, radiator, doors to:-

Living Room



Feature brick fireplace, double glazed window to the front, sliding patio doors to the rear, wall lights, coved ceiling, two radiators.

Kitchen/Dining Room



Having a range of wall and base units, worktop surfaces, inset 1.5 bowl sink with drainer, electric hob with extractor fan over, electric oven, void and plumbing for dishwasher, breakfast bar, radiator, dual aspect windows.

Dining Room/Bedroom 4



Double glazed window to the front, radiator, coved ceiling.

Utility Room



Glazed door to the rear, base cabinets with sink and drainer unit, void and plumbing for washing machine, oil fired boiler.

Returning to the hall, doors to:-

Bedroom One



Double glazed window to the rear, radiator, built-in wardrobes.

Bedroom Two



Double glazed window to the rear, radiator.

Bedroom Three



Double glazed window to the rear, radiator.

Study



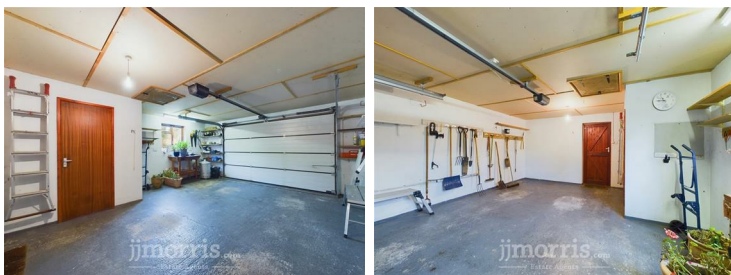
Double glazed window to the front, radiator.

Bathroom



Five piece suite comprising panel bath with shower attachment over, shower tray with folding screen and electric shower over, low flush WC, bidet, pedestal hand wash basin, radiator, tiled walls, double glazed window, extractor fan.

Garage



The attached garage is accessed via an electric up-and-over door to the front and a door out to the rear of the property, with a concrete floor, a window to the side and a door into a WC with a wash hand basin and a loft hatch to an attic area with additional storage space.

Externally



The property is approached off a minor country lane onto a tarmac driveway, providing parking to the front and side for several vehicles. The tarmac drive leads to the attached garage and to a path that leads to the front door. The front garden has a laid to lawn, flower beds and mature hedging with paths that lead around to the rear and side of the property. The garden enjoys a patio area and good sized lawn.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

What3Words - [///twit.indulges.bumpy](https://www.what3words.com/#!/twit.indulges.bumpy)

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 9mbps download and ultrafast - 220mbps upload and 1000mbps 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

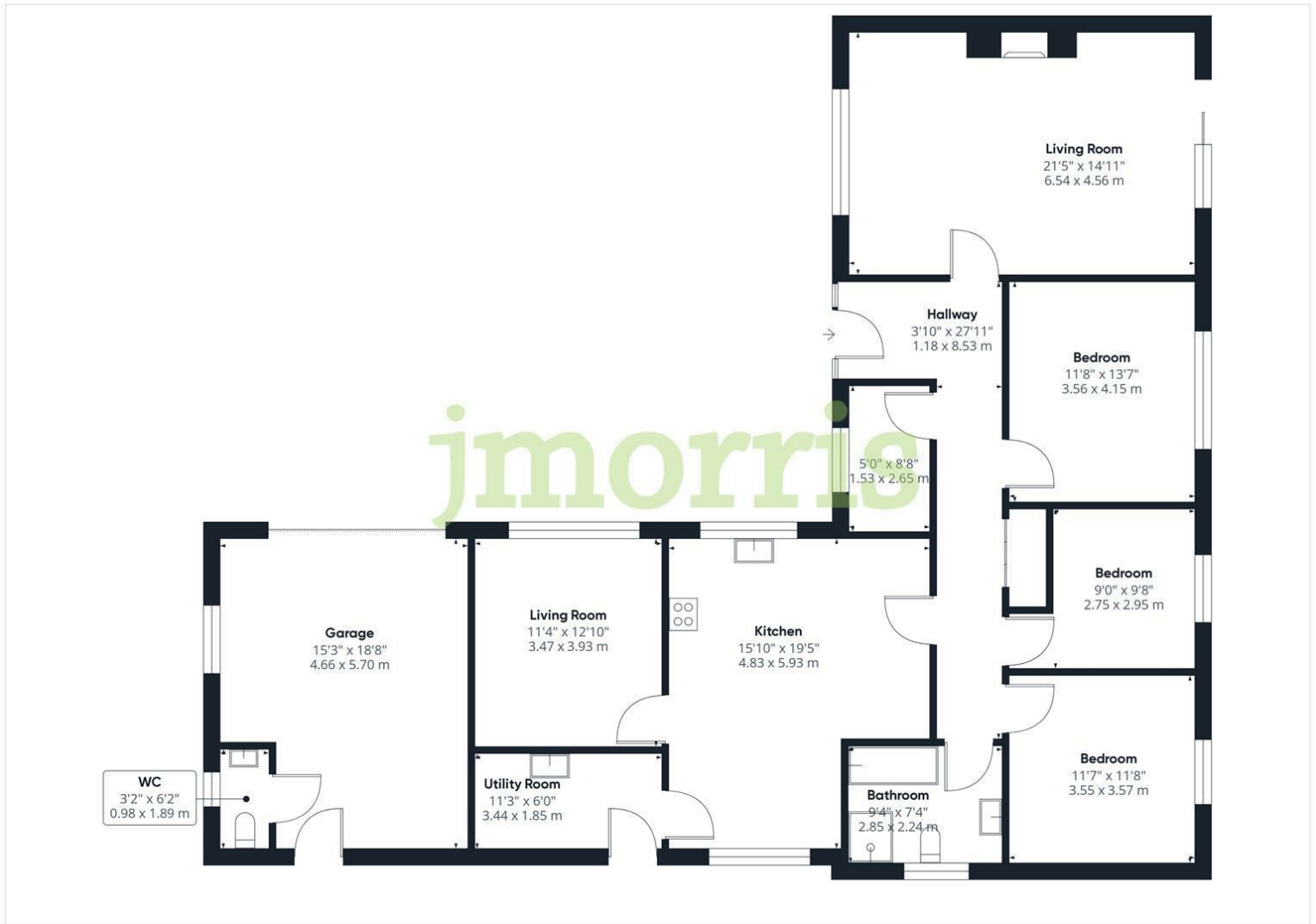
Three Voice - Yes & Data - No

O2 Voice - Yes & Data - Yes

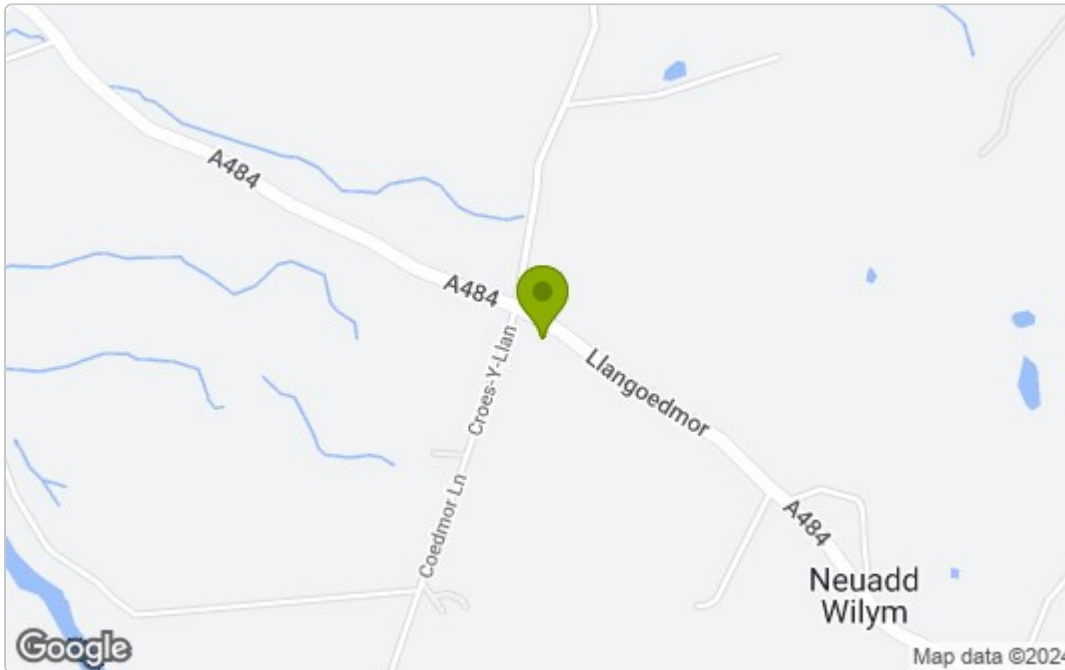
Vodafone. Voice - Yes & Data - Yes

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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

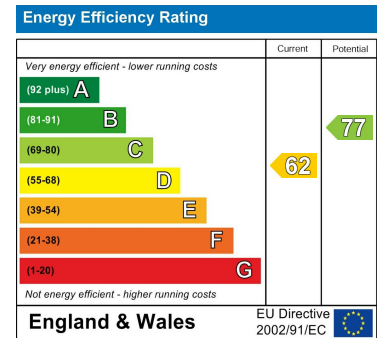
Floor Plan



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.

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