



Cwmlerllan , Blaenffos, SA37 0HU

**£285,000**

A spacious Three Bedroom Detached Bungalow situated in the village of Blaenffos with accommodation comprising: Sun Porch, Vestibule, Hall, Living Room, Dining Area, Kitchen, Utility, Three Bedrooms and a Family Bathroom. Set on a generous sized plot the property benefits from Parking, Garage and Gardens to the front and Rear. No Forward Chain.

### Situation

Blaenffos is a rural village community at OS Grid Ref. SN 1837, which has developed on the A478, approx. 2 miles north of the Preseli Village of Crymych and 7 miles south of Cardigan Town on the River Teifi.

The property takes its access from a minor council roadway.

### Description

Cwmerllan is a detached 3 bedroom bungalow with garage, built c. 1970/1980 in conventional cavity blockwork, under composite tile roof.

Glazing is a mixture of timber joinery and Upvc sealed glazing units.

The bungalow has a gated tarmac driveway with front lawn and vegetable patch. It occupies a level plot.

### Front Porch

Upvc glazing on brick plinth.

### Vestibule

### Hall

2 radiators, airing cupboard plus cloak cupboard.

### Living Room



2 radiators, Calor Gas coal effect fire in tiled surround, double doors connecting to:-

### Dining Area



Laminated floor, radiator.

### Kitchen



Having a range of wall and base units and worktop surfaces incorporating stainless steel single drainer 1½ bowl sink unit, tiled splashbacks, tongue and grooved ceiling, twin burner oil Rayburn Range (central heating and hot water).

### Utility/Rear Entrance



Void and plumbing for washing machine, glazed door to rear.

### Bedroom One



Radiator, window to the front.

### Bedroom Two



Radiator, window to the front.

### Bedroom Three



Radiator, window to the rear.

### Tiled Shower Room



Shower cubicle, vanity unit with matching concealed cistern toilet, radiator, extractor fan, window to the side.

### Externally



Gated entrance opens to a tarmac driveway which leads to the Detached Garage. Lawned front garden with vegetable patch, mature shrubs and bushes. The rear garden has a lawned area, decorative gravel, paved patio, greenhouse and oil storage tank.

### Detached Garage

Up-and-over door, toilet.

### Utilities & Services

Heating Source: Oil fired 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.

### **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 0.8mbps 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 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

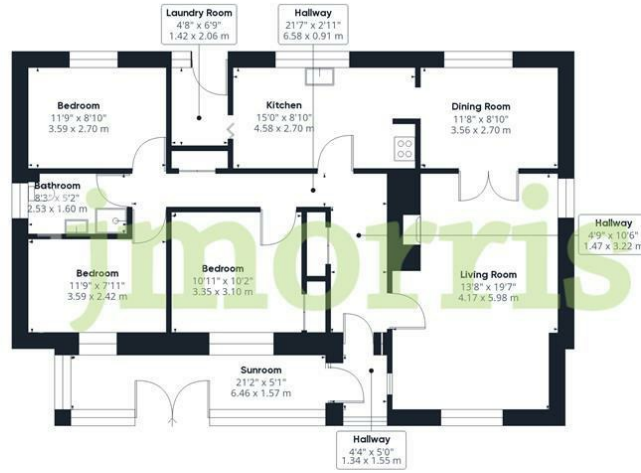
Three Voice - No & Data - No

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.

## Floor Plan



Floor 0 Building 1

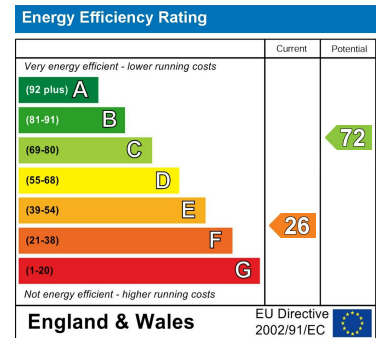


Floor 0 Building 2

## 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.