



## Gwernant Bach , Ponthirwaun, SA43 2RJ

**£250,000**

A deceptively spacious Two Bedroom Semi Detached Stone Cottage with characterful accommodation comprising: Living Room, Kitchen/Diner, Sun/Garden Room, Landing, Two Bedrooms and a Bathroom. Externally, the property benefits from Parking, Gardens and a Detached Summer House/Hobby Room etc. **VIEWING HIGHLY RECOMMENDED.**



### Situation

The property is located with frontage to the B4570 in the small community of Ponthirwaun, approximately 5 miles from Cardigan Town.

### Description

The property is an attractive looking 2 bed semi-detached cottage with traditional stone walls under slate roof, Upvc replacement sealed glazing installed, with oil-fired central heating.

the house offers the following accommodation:-

Stable door entrance door to:-

### Living Room



Open beam ceiling, woodburner, 2 radiators, exposed stone feature wall.

### Kitchen/Diner



A spacious, airy room with vaulted ceiling having a range of wall and base units with worktop surfaces, Calor gas range cooker, extractor hood, Belfast sink, tiled splashbacks, Camray 5 oil-fired central heating boiler, radiator, quarry tiled floor, staircase and under stair cupboard. Space for table. Doors to:

### Sun Lounge



Upvc sealed glazed windows on plinth, door to the side, sliding patio door to rear, tiled flooring.

### FIRST FLOOR

#### Landing

Radiator, exposed stone wall. Doors to:

#### Bedroom One



Radiator, exposed roof timbers and exposed stonework, window to the front and Velux to rear.

#### Bedroom Two



Radiator, exposed roof timbers and exposed stonework, window to the front.

## Bathroom



Radiator, Velux, panel bath with Mira electric shower over, low level toilet, vanity unit, airing cupboard.

## Externally



Fronted by a protective stone walled and railed forecourt giving access to the front of the property, off road parking area for one vehicle. Raised patio with steps leading down to the lawned garden, stone flower beds, To the side there is an oil tank, side path.

## Timber Summer House



An ideal space for a home office/hobby room or even overflow accommodation with light and power, windows to the front, double doors to the garden, attic storage.

## Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words - ///hagging.dabbing.actors

## 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 standard broadband available, with speeds up to 0.4mbps upload and 2mbps 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 - No & Data - No  
Three Voice - No & 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.



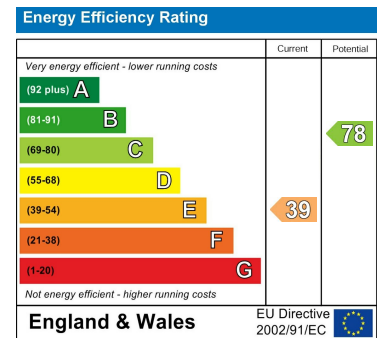
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.