



## 1 Castle View Castle Square, Cilgerran, SA43 2SD

**£189,950**

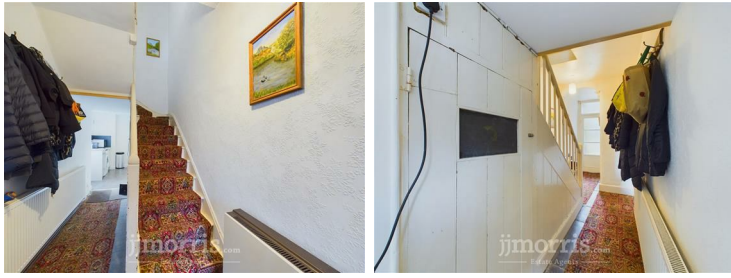
A charming Three Bedroom Semi Detached House situated in the favoured Pembrokeshire village of Cilgerran enjoying views over the Castle to the fore. The property is situated within the the heart of the village close to the local amenities which includes a shop, numerous pubs, cafe as well as local attractions like the previously mentioned castle and wildlife park. The accommodation briefly comprises: Vestibule, Hall, Living Room, Dining Room and Modern Kitchen, Landing, Three Bedrooms and a Modern, Spacious Shower Room. Externally there is Parking and a Large Rear Garden. Viewing is recommended to appreciate the accommodation on offer.

Hardwood entrance door with glazed fanlight opens to:

### Vestibule

Slate flagged flooring, glazed door to:

### Hall



Stairs rise off to first floor, slate flagged flooring, electric storage heater, under stairs storage, doors to:

### Living Room



Double glazed window to the front enjoying views of the castle. Feature stone wall with inset fireplace with slate hearth, recessed shelving, wooden flooring, electric storage heater.

### Dining Room



Double glazed window to the rear, slate flagged flooring, inset fireplace with wooden mantle over, recessed cupboards, picture rail.

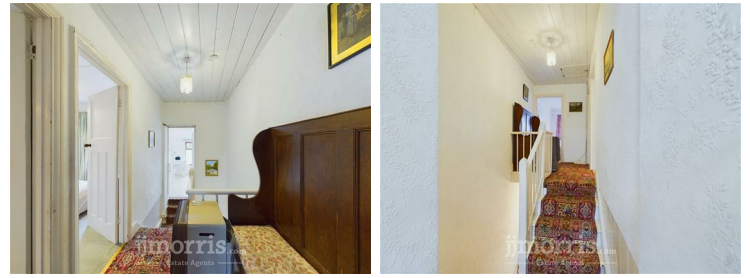
### Modern Kitchen



Having a range of wall and base units with worktop surface over, stainless steel sink and drainer unit with mixer tap

over, eye-level electric oven, ceramic hob with extractor hood over, void and plumbing for washing machine, uPVC double glazed door and window. Tile effect flooring.

### Landing



Loft access, doors lead to:

### Bedroom One



Double glazed window to the front with views towards the castle, picture rail.

### Bedroom Two



Double glazed window to the rear.

### Bedroom Three



Double glazed window to the front with views towards the castle, picture rail.

## Family Bathroom



A modern suite comprising walk-in shower tray with Triton electric shower and aqua panelled surround, vanity unit with hand wash basin, low flush w.c. Airing cupboard housing the hot water cylinder and immersion heater. Tile effect flooring, extractor fan, double glazed opaque window to the rear.

## Externally



The property has parking to the fore for one vehicle, with access to the side leading to the rear garden, which is mainly laid to lawn with timber shed. Outside tap.

## Utilities & Services

Heating Source: Electric Storage Heaters

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

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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 0.4mbps upload and 2mbps download and Superfast 20mbps upload and 80mbps 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

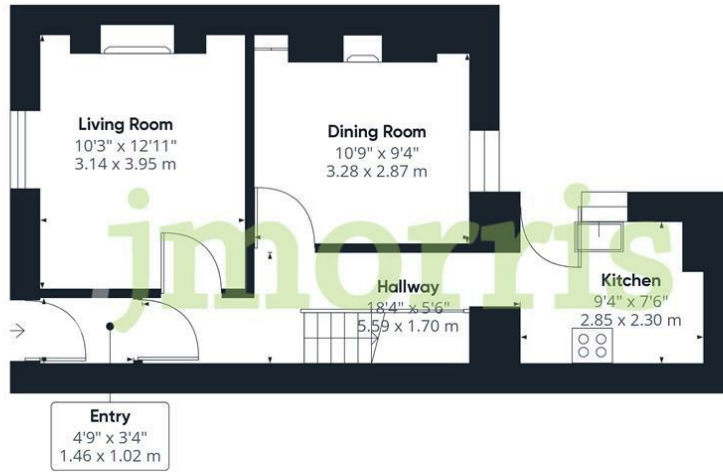
Three Voice - Yes & Data - Yes

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

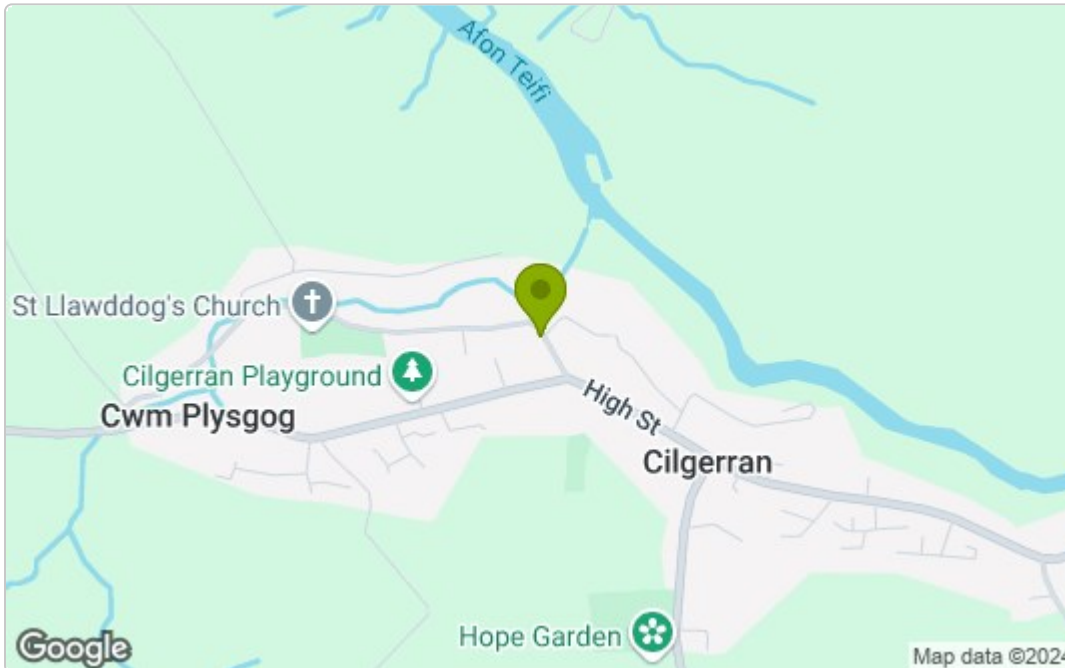


Floor 0

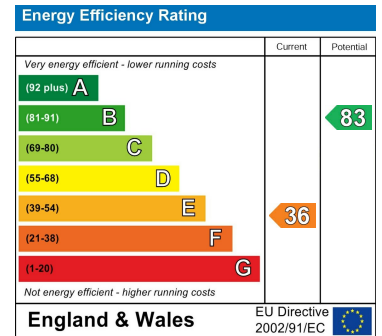


Floor 1

## 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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