



## Greenhill Cottage , Llanfihangel-Ar-Arth, SA39 9JY

**£210,000**

A charming compact, Detached Two Bedroom Country Cottage light and airy throughout. Private garden to the rear. Roadside location being west-facing between the village of Pencader and the town of Llandysul. The accommodation comprises: Front entrance leads into Living Room, Two Bedrooms, Rear Hallway, Family Bathroom, Kitchen and Side/Rear Porch. Externally the property benefits from parking and garden opposite as well as large garden to the rear. Excellent starter for a first time buyer. No forward chain and ready for immediate occupation.



Front entrance door leads into:

### Living room



Wood effect flooring, radiator, Upvc double window to the front, exposed beams, void for log burner, staircase leading to loft which has the potential for conversion ( Subject to planning permission) doors to :-

### Rear Hallway



Leads to bedroom two, bathroom, kitchen

### Family Bathroom



WC, bath with shower fitting, wash basin, Tiled floor, part tiled wall, large radiator, towel rack, Upvc window to the Rear.

### Kitchen



Having a range of wall and base units, void and plumbing for washing machine, stainless steel sink unit, oil boiler, tiled flooring, extractor fan, cooker point, door to :-

### Bedroom One



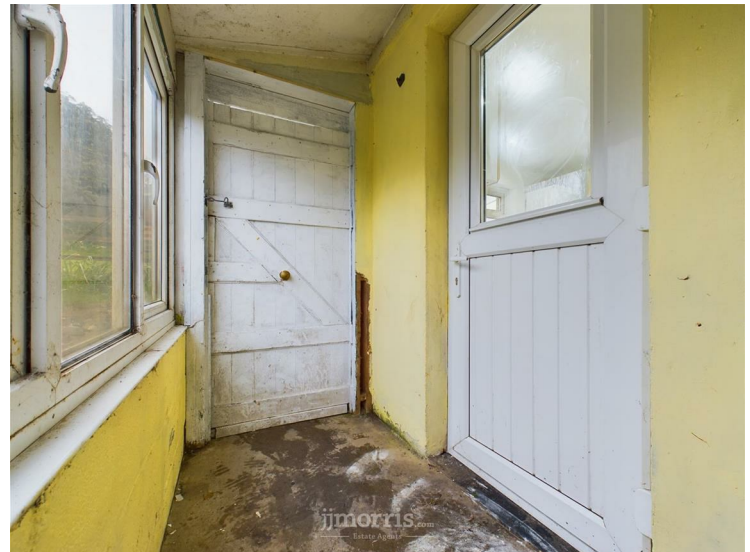
Wood effect flooring, radiator, Upvc window to the front, exposed beams, doors to :-

### Bedroom Two



Wood effect flooring, radiator, Upvc window to rear.

### Side/Rear Porch



Door to rear garden.

## Rear Garden



Triangular back garden, lawned area, one large shed used as a outside gym, small shed used as storage.

## Externally



Fenced off area to the front, field boundaries each side, oil tank.

## Parking Opposite



The Vendor has been using this part of land opposite the property for the last 11 years. This part of land is not registered with the property.

## Garden Opposite



The Vendor has been using this part of land opposite the property for the last 11 years. This part of land is not registered with the property.

## Utilities & Services

Heating Source: Oil central heating.

Services :

Electricity - Mains

Water- Mains

Drainage - Private Drainage ( Septic Tank )

Council Tax - Band C ( We were advised from the Vendor )

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

What3Words - ///wiggling.looks.couriers

## 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, 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 - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

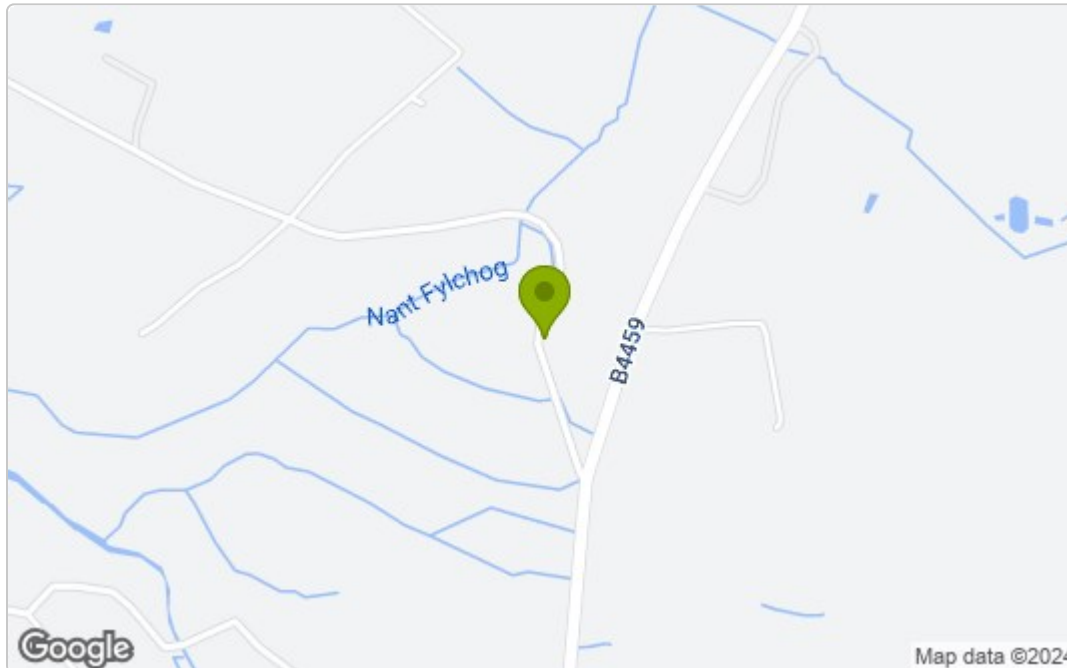
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



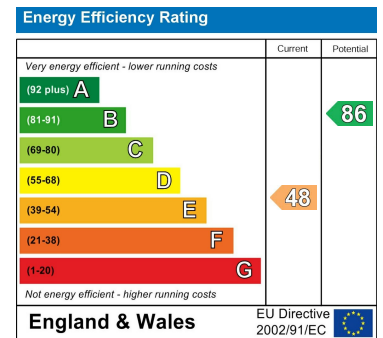
## Floor Plan



## 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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