



## Eifed Villa Penllwyndu, Llangoedmor, SA43 2LY

**£279,950**

An improvable three bedroom detached house set on a generous plot overlooking adjacent farmland. The accommodation comprises: hall, living room, snug/sitting room, kitchen, utility room, landing, three bedrooms and a family bathroom. Externally there is parking, garage and gardens.

Upvc door to:-

### Hall



Radiator, fuse box.

### Snug Room



Upvc window, radiator.

### Living Room



Upvc window, radiator, log burner, part stone wall, under stair storage.

### Kitchen



Upvc window, Regent Rayburn, electric hob, electric oven, base units, stainless steel sink, part tiled walls, radiator, under stair storage.

### Boot Room



Tiled flooring, wooden door, Upvc door, Upvc window, Worcester boiler.

### FIRST FLOOR

#### Landing



Radiator, Upvc window, exposed beam.

#### Bedroom One



Upvc window, radiator, wood effect flooring, built-in storage.

#### Bedroom Two



Upvc window, radiator, exposed flooring, loft access.

### Bedroom Three



Upvc window, radiator.

### Bathroom



Upvc window, low flush WC, pedestal hand wash basin, bath, shower, part tiled walls, radiator, towel rail, built-in storage.

### Garage



Wooden garage door, Upvc door, exposed blockwork, exposed beams, void for window.

### Externally



Low wall, parking to the front, lawned area to the rear, oil tank, access to garage.

### Utilities & Services

Heating Source: Oil fired 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

What Three Words: [///evoke.hacking.play](#)

### 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 0.5mbps upload and 4mbps 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 - 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](#)

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# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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