



Llwyncelyn Farm Llwwyncelyn, Cardigan, SA43 2PE

£159,950

An improvable four bedroom terraced cottage situated in Llwwyncelyn, Cilgerran, with accommodation comprising: porch, hall, living room, dining room, kitchen, w.c. Boot room, landing, four bedrooms and a bathroom. Externally, there is a good sized elevated garden to the rear.

Covered Porch



Wooden entrance door to:-

Hall



Radiator, tiled floor, stairs rising off to first floor.

Living Room



Upvc window, exposed beams, coal fire place with back boiler for central heating, fuse box.

Dining Room



Upvc window, coved ceiling, radiator, built-in storage, log burner, steps to:-

Kitchen



Having a range of wall and base units, Upvc window, stainless steel sink, radiator, part tiled walls, void for cooker, plumbing for washing machine and dishwasher, tiled floor.

WC



Upvc window, part tiled walls, part tiled floor, pedestal hand wash basin, low flush WC, plumbing for bath.

Boot Room



Upvc window, steps and door to garden.

FIRST FLOOR

Landing



Exposed beams, loft access, Upvc window, radiator.

Bedroom One



Upvc window, radiator, electric heater.

Bedroom Two



Upvc window, exposed beam, partition wall.

Bedroom Three



Upvc window, exposed beams, built-in storage with water cylinder, partition wall.

Bedroom Four



Upvc window, exposed beam, electric heater, built-in storage.

Bathroom



Upvc window, low flush WC, pedestal hand wash basin, radiator, part tiled walls, wood effect flooring, panel bath with electric shower over.

Externally



Steps to elevated rear garden.

Utilities & Services

Heating Source: Coal fired burner with back boiler for central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///shuttling.farmland.sprawls

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 1mbps upload and 11mbps 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 - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.