



14 Clos Tawela, Silian, SA48 8AJ

**£245,000**

A detached family proportioned bungalow, offering easy to maintain accommodation, with spacious Hallway, Living Room, Kitchen/Diner, Three Bedrooms and Four Piece Bathroom. Externally, offering off-road parking and lawned garden to the front with paved garden to the rear.



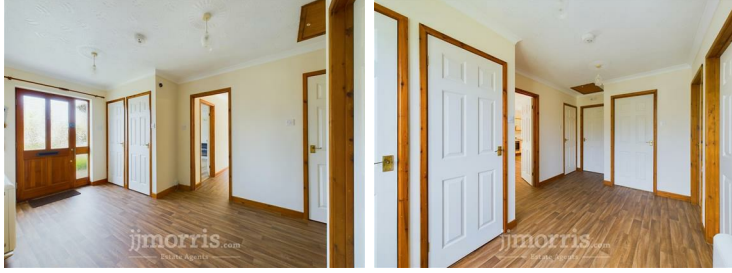
## Situation

Just 2 miles from the University and Market Town of Lampeter, offering a comprehensive range of shopping and schooling facilities and a 20 minute drive from the Ceredigion Heritage Coastline.

Accommodation comprises:-

Hardwood glazed entrance door with glazed side panel, opens to:-

## Hallway



Loft access, wood effect flooring, night storage heater, cloaks cupboards, airing cupboard housing a hot water cylinder and shelving. Door to:-

## Kitchen/Diner



Having a range of wall and base units with stainless steel sink and drainer unit with mixer tap over, inset electric oven, 4 ring gas hob with extractor fan over, tiled splash back, void and plumbing for washing machine, space for dining table, sliding patio doors to the side, glazed hardwood door to the rear, double glazed window to the rear. Wall mounted storage heater, door to:-

## Living Room



Double glazed window to the front elevation, wood effect flooring, wall lights, night storage heater, coved ceiling.

Returning to the Hall, doors lead to:-

## Bedroom One



Dual aspect double glazed windows, built-in wardrobe, night storage heater.

## Bedroom Two



Double glazed window to the front elevation, wall mounted storage heater.

## Bedroom Three



Double glazed window to the rear elevation, night storage heater.

## Bathroom



Four piece suite comprising; panel bath, shower enclosure with electric shower, pedestal hand wash basin, low flush WC, tiled walls, extractor fan, double glazed window to the rear elevation, heated towel rail, wood effect flooring.

## Externally



The property is approached via tarmac driveway which provides parking for several vehicles. A lawned garden extends to the front of the property with a perimeter path which leads to the side and rear, which benefits from being low maintenance with paved flags, raised shower and shrub borders, timber storage shed.

## Utilities & Services

Heating Source: Night Storage Heater.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words;///skillet.numeral.lofts

## 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 0.4mbps upload and 3mbps 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 - None & Data - None

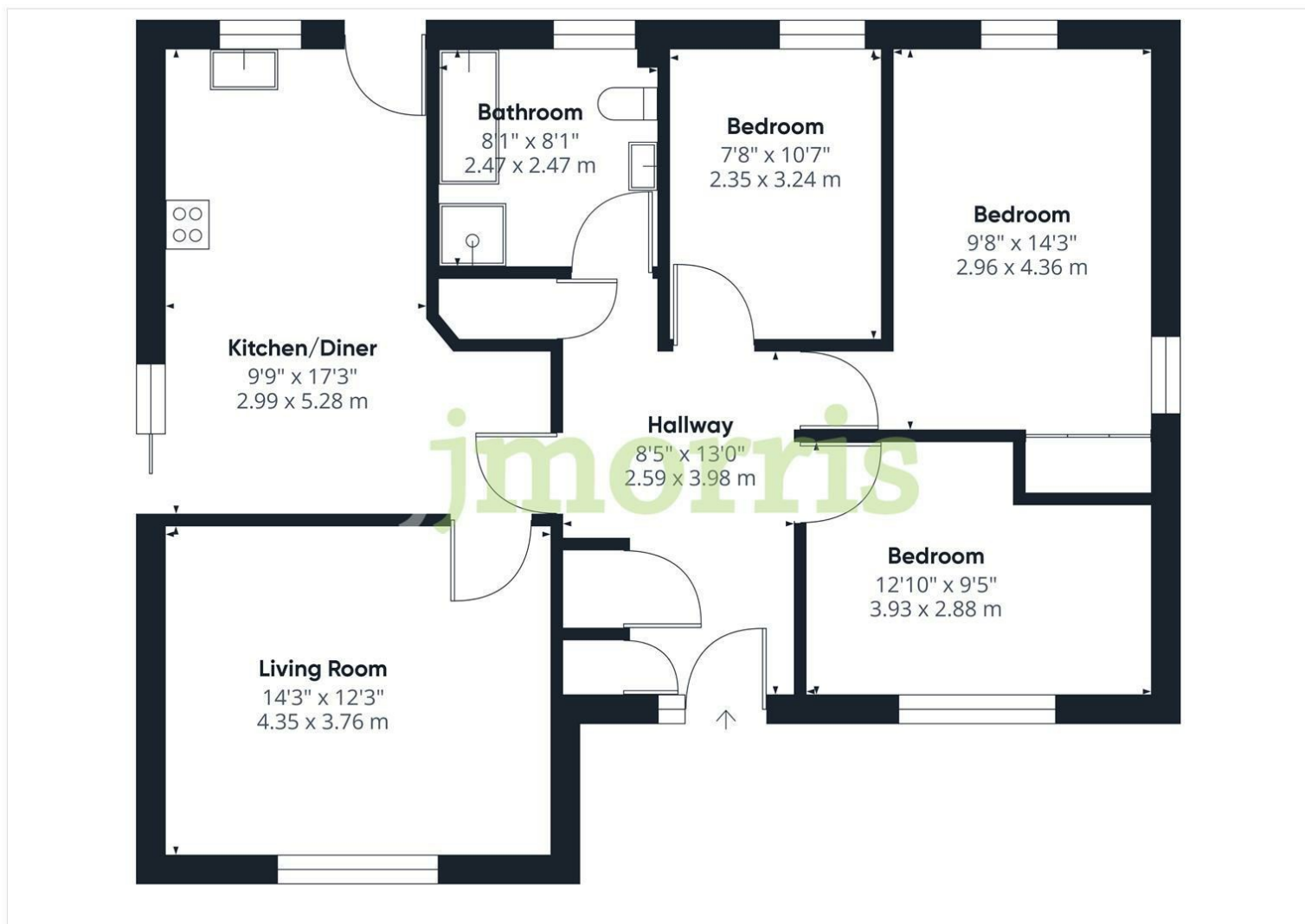
Three Voice - None & Data - None

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			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(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.

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