



Tangraig , Penuwch, SY25 6RA

£395,000

Tangraig comprises of a dwelling house and an expanse of land extending to approx. 58.56 acres. The property is a two storey house with part solid stone walls, but mainly believed to be cavity blockwork dry lined, rendered under a composite tile roof, with Upvc sealed glazing panels installed.

uPVC door to:

Kitchen



Having a range of floor and wall units and worktop surfaces with stainless steel single drainer sink unit, laminated flooring, Worcester Heatslave 15/19 oil central heating boiler (but no radiator system provided) under stair cupboard.

Living Room



Fireplace, two windows plus Patio doors to rear.

FIRST FLOOR

Landing

Bedroom One



Bedroom Two



Bathroom



Partly tiled walls, suite of panel bath with Gainsborough LSV8000 shower unit over, pedestal wash basin, close coupled toilet. Linen cupboard.

Externally



Attached stone and block store shed with corrugated iron roof, approx. 15' x 14'9".
Oil fuel tank.

The Land



The land extends to approx. 37.89 acres at Tangraig, comprising approx. 13.95 acres with the house and 23.94 acres opposite the dwelling. There is a further off lying area 20.67 acres approx. (WA 545751) with very limited access. Total area approx. 58.56 acres or thereabouts.

Utilities & Services

Heating Source:

Services:

Electric; Mains

Water: Mains

Drainage: Private

Local Authority: Ceredigion County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///cycle.locker.swooned

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 1mbps upload and 16mbps 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 - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

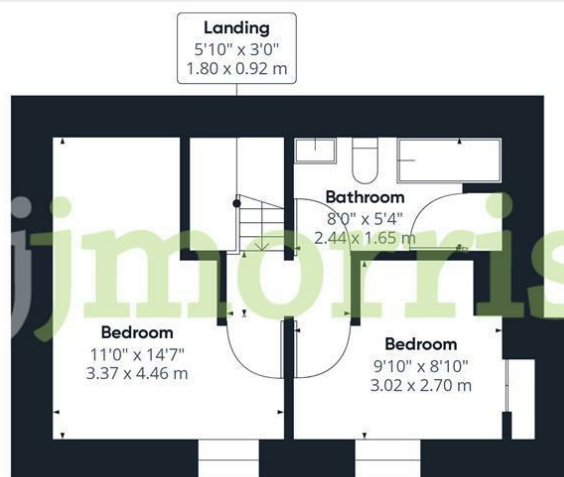
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



Floor Plan

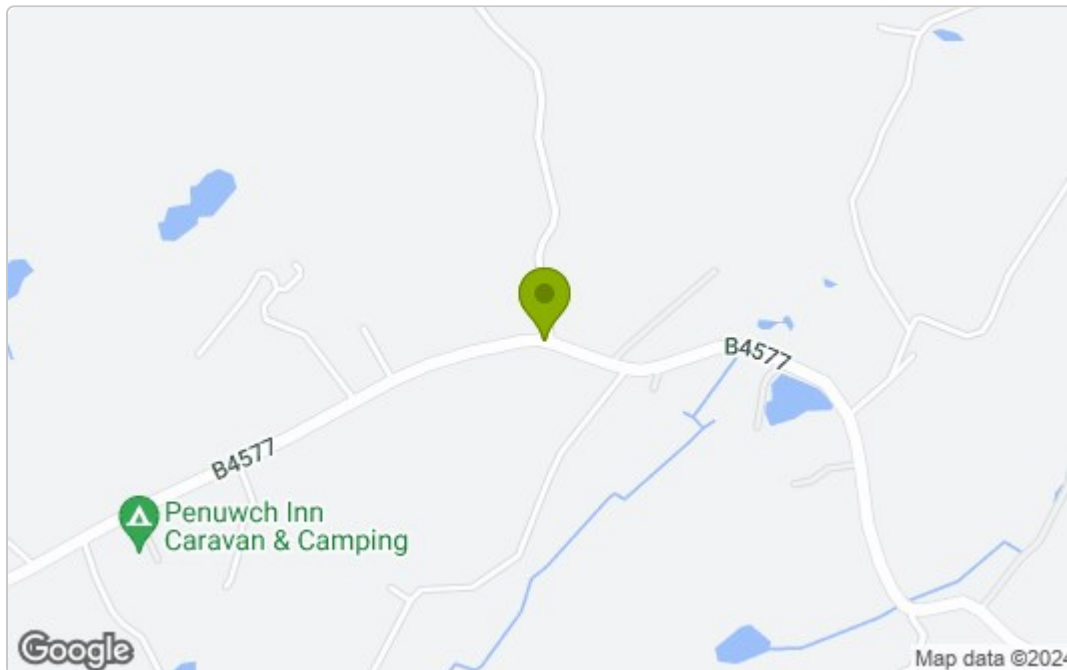


Floor 0



Floor 1

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.