



Rhoswelir , Bwlchgyroes, SA44 5JX

£410,000

An immaculately presented three bedroom detached bungalow, finished to a high standard by the current owners, providing spacious contemporary accommodation, which in brief comprises; Porch, Hallway, Spacious Open Plan Living Room and Kitchen, Sitting Room/Bedroom Four, Utility Room, Three Bedrooms, Bathroom and a Shower Room. Externally, there is a large detached garage (21'0" x 17'0") which would make an ideal annexe space (subject to planning). There is parking and good sized gardens, with a pleasant open aspect to the rear.

The Accommodation comprises:-

Composite glazed door with glazed side window, open to:-

Porch

With tiled flooring and radiator, opening to:-

Hall



Radiator, wooden flooring throughout, recess shelving.

Open Plan Living Room/Kitchen/Diner



A spacious and stylish room with a contemporary feeling throughout.

Kitchen/Dining



Having a range of wall and base units with complementary worksurface over, central island with hob and extractor hood over and breakfast bar area, oven, microwave and warming drawer, inset 1.5 bowl sink unit with drainer and mixer tap over, double glazed windows to the front elevation, recess spotlights.

Living Room



Having a feature cylindrical log burner with tiled surround, vertical wall mounted radiators, bi-fold doors to the rear taking in the open countryside views beyond, dual aspect windows, tiled flooring.

Utility Room



Having a range of base cabinets with worktop surface over, stainless steel sink unit and drainer with mixer tap, void and plumbing for washing machine, cupboard housing the oil-fired central heating boiler with slatted shelving storage above, cloaks cupboard with hanging rail, composite stable door leading to the rear garden, Upvc double glazed window, recessed spotlights, extractor fan, door to:-

Shower Room



Walk-in shower tray with glazed screen, fully tiled surround, Upvc double glazed window, low flush WC, vanity unit with hand wash basin and mixer tap over, tiled splashback, tiled flooring, heated towel rail, recessed spotlights, extractor fan.

Bedroom One



Upvc double glazed window to the rear, radiator, solid wood flooring.

Bedroom Two



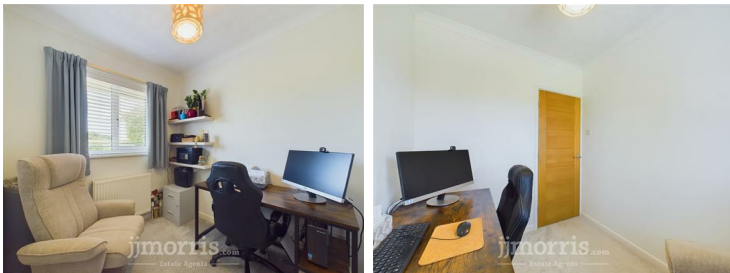
Currently laid out as a sitting room. Upvc double glazed window, radiator.

Bedroom Three



Upvc double glazed window to the front, radiator, coved ceiling.

Bedroom Four



Upvc double glazed window to the front, radiator.

Family Bathroom



Panel bath with mixer tap and shower attachment over, vanity unit with hand wash basin with mixer tap and tiled splashback, low flush WC, radiator, Upvc double glazed window, recessed spotlights and extractor fan.

Externally



To the front of the property is parking for several vehicles, a front paved area running the whole length of the property, a sizeable lawn with an area planted with a variety of shrubs. At the rear is a sizeable garden which backs on to open countryside.

Detached Garage



The garage also has two further storage rooms and toilet. The building would make an ideal annexe space (subject to planning).

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: to be confirmed

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E.

What Three Words: ///swarm.deciding.teams

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 0.9mbps upload and 8mbps 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

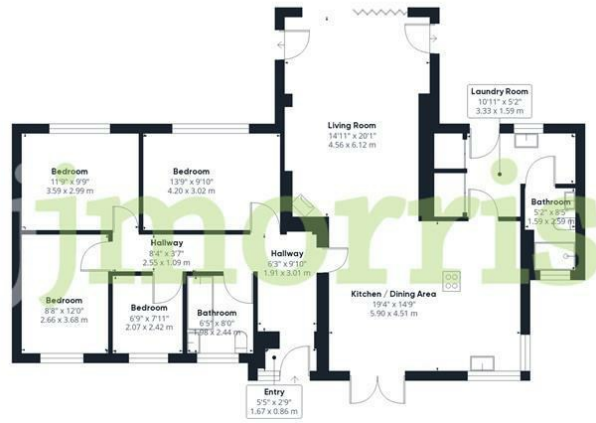
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

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

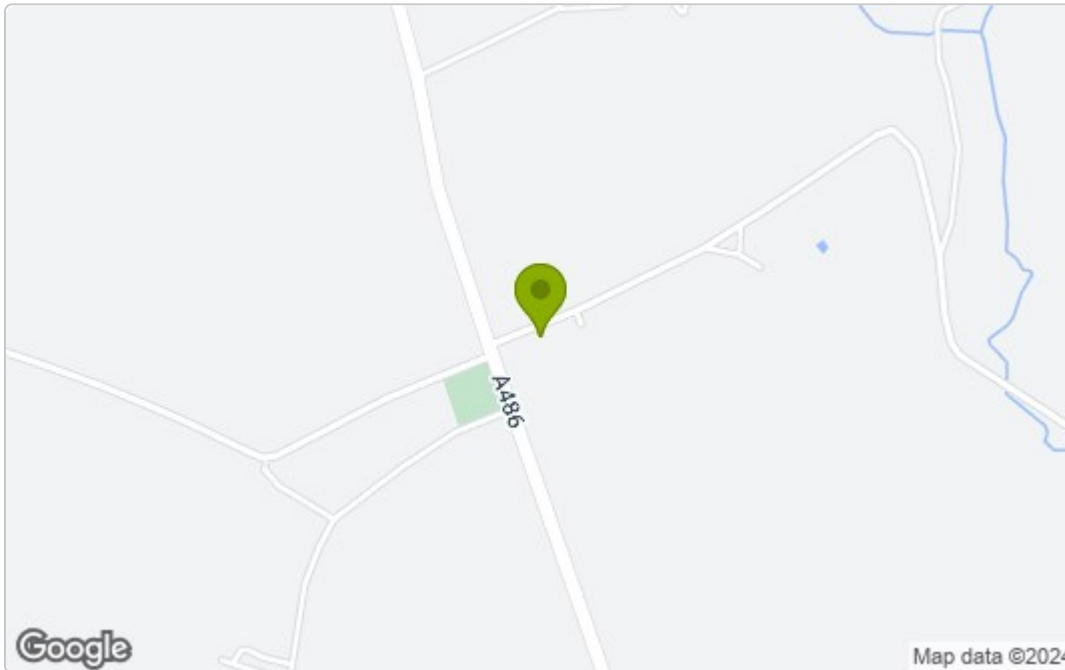


Floor 0 Building 1



Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(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.