



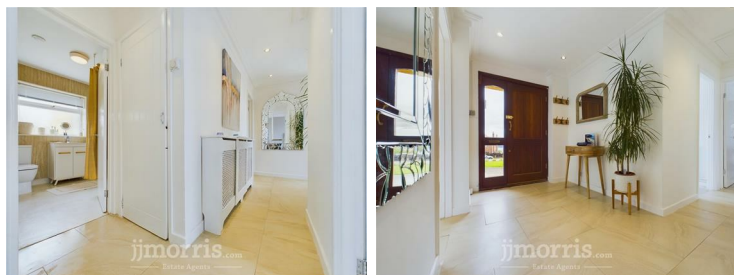
The Haven , Parcllyn, SA43 2DS

£450,000

A refurbished and modernised five bedroom bungalow situated in Parcllyn, with views towards the sea and coast from the front, with an ideally situated decking area to take advantage of the views. The accommodation briefly comprises: hall, living room, dining room, garden room, kitchen/breakfast room, five bedrooms and a wet room. Externally, the property benefits from parking to the front and a garage, with a large garden to the rear.

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

Hall



Tiled flooring, recessed spotlights, radiator, door to:-

Living Room



Feature fire surround with inset log burner, recessed spotlights, radiator, Upvc sliding doors leading out to the composite decking, enjoying far reaching sea views along the coastline. Opening to:-

Dining Room



Radiator, tiled flooring, door through to:-

Garden Room



Upvc double doors to a newly constructed garden room, which is currently in the process of being finished, glazed roof light, Upvc double glazed window to the rear, Upvc double glazed French doors, recessed spotlights. The vendor advises that tiled flooring will be installed.

Kitchen



Having a range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, built-in double electric oven, ceramic hob, stainless steel extractor over, breakfast bar, void and plumbing for washing machine, space for fridge/freezer, wood effect flooring, Upvc double glazed window to the rear, wall mounted LPG boiler, frosted double glazed Upvc door to the rear garden.

Returning to the Hallway:-

Bedroom One

Upvc double glazed window to the front elevation, radiator, tiled flooring.

Bedroom Two

Tiled flooring, radiator, Upvc double glazed window to the rear elevation.

Bedroom Three

Having a built-in storage cupboard, radiator, tiled flooring, Upvc double glazed window.

Bedroom Four

Upvc double glazed window to the rear, radiator, tiled flooring, built-in storage cupboard.

Bedroom Five

Upvc double glazed window to the front, radiator, tiled flooring.

Bathroom



Wet-room shower with electric shower, vanity unit with hand wash basin, low flush WC, Aqua Panelled walls, Upvc double glazed window to the front elevation, radiator, extractor fan.

Externally

The property is approached via a tarmac driveway providing off-road parking with a good sized lawned garden to the front, having mature flowers and shrubs. Raised composite

decking taking advantage of the sea views to the front. Attached garage with up-an-over door, rear patio with steps leading up to the large lawned garden with mature shrubs and bushes.

Utilities & Services

Heating Source: LPG 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: ///match.priced.mend

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 superfast broadband available, with speeds up to Standard 0.9mbps upload and 10mbps download and Superfast 20mbps upload and 80mbps 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

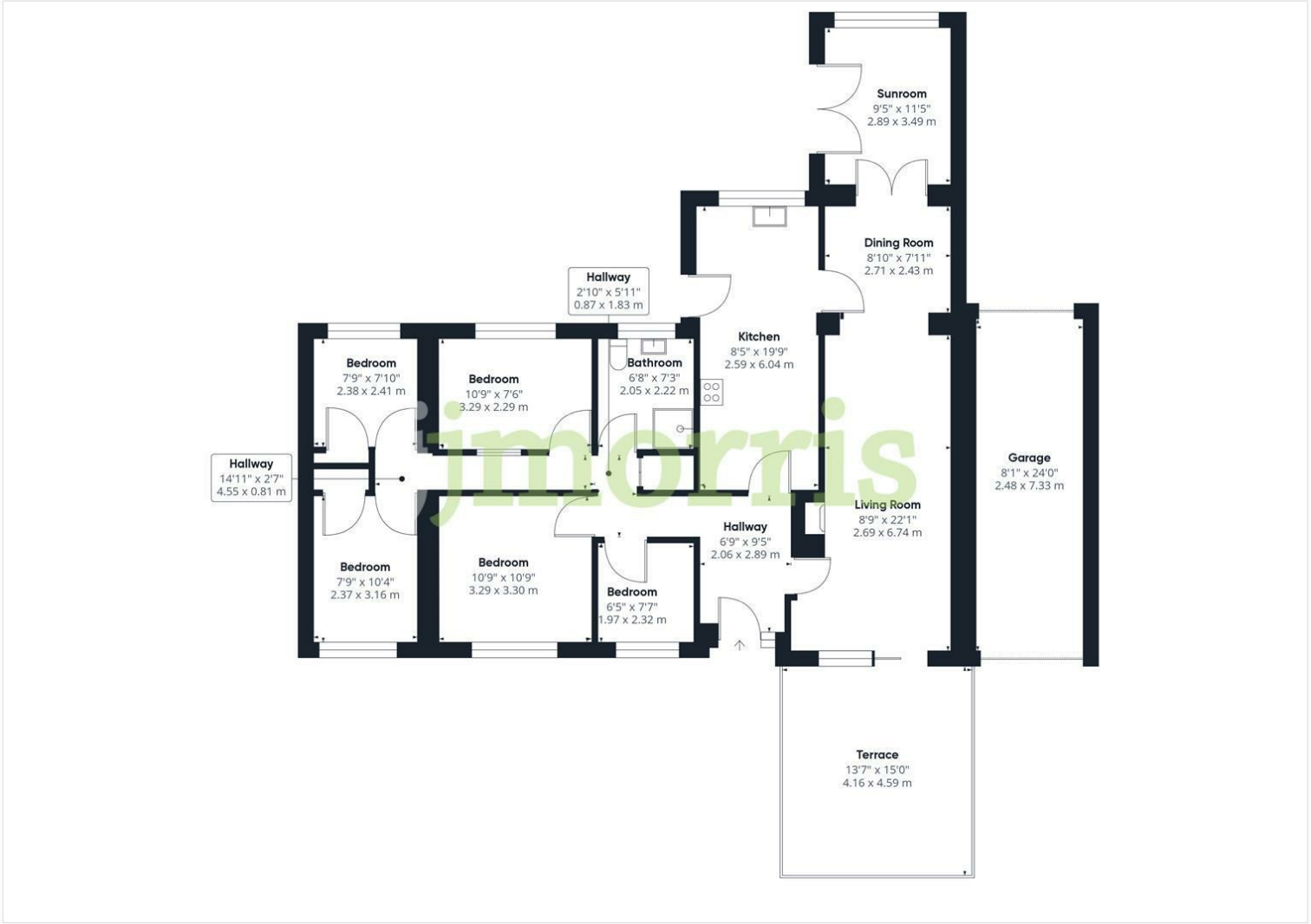
Three Voice - Limited & Data - Limited

O2 Voice Likely & Data - Limited

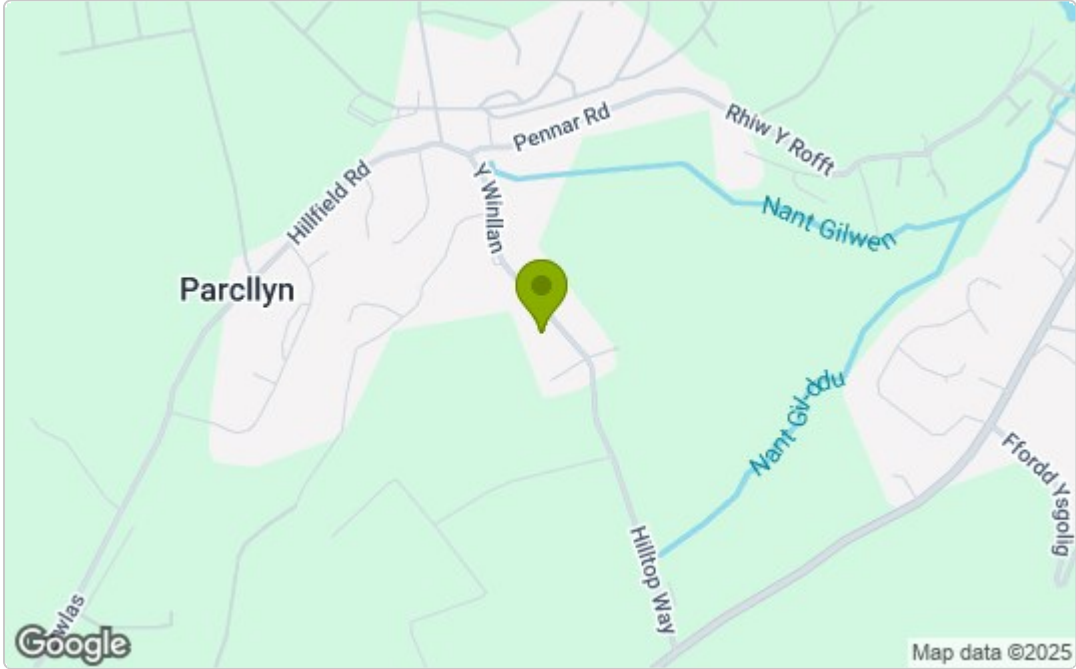
Vodafone. Voice - Limited & Data - Limited

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.

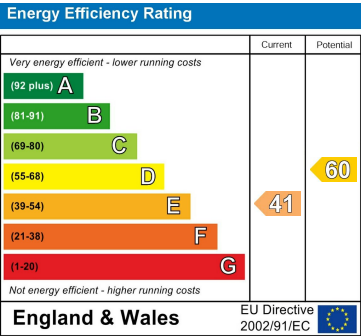
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.