



9 Ger Y Llan, Cilgerran, SA43 2SY

**£178,000**

A three bedroom town house situated in the favoured North Pembrokeshire village of Cilgerran, which benefits from a local shop, cafe, post office and tourist attractions such as the wildlife centre and castle. The accommodation comprises; hall, living room, kitchen, first floor landing, two bedrooms and a bathroom, with a further bedroom to the second floor. Outside there is a low maintenance rear garden and parking to the front.

### Entrance Hall

Stairs rising off to first floor, under stairs storage, radiator, wood effect flooring.

### Living Room

Fireplace with feature surround, Upvc window, radiator, coved ceilings, dado rail.

### Kitchen

Having a range of wall and base units with complementary worktop surfaces, stainless steel sink with mixer tap over, electric oven and hob, void and plumbing for washing machine/dishwasher, wooden windows, tiled walls, wood effect flooring, radiator, door to garden.

## FIRST FLOOR

### Landing

Stairs rising off to second floor, radiator, coved ceiling. Doors to:-

### Bedroom One

Wooden window, built-in storage with LPG gas central heating boiler, radiator, wood effect flooring, coved ceiling.

### Shower Room

Walk-in corner shower with fitted shower, low flush WC, pedestal hand wash basin, heated towel rail, wooden window, spotlights, wood effect flooring, tiled walls.

### Bedroom Three

Velux window, spotlights, radiator, eaves storage.

### Externally

Wooden fence boundary, patio area, outside tap.

### Utilities & Services

Heating Source: LPG gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band C

What Three Words: ///stopping.equipment.unpainted

### 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 0.3mbps upload and 2mbps 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

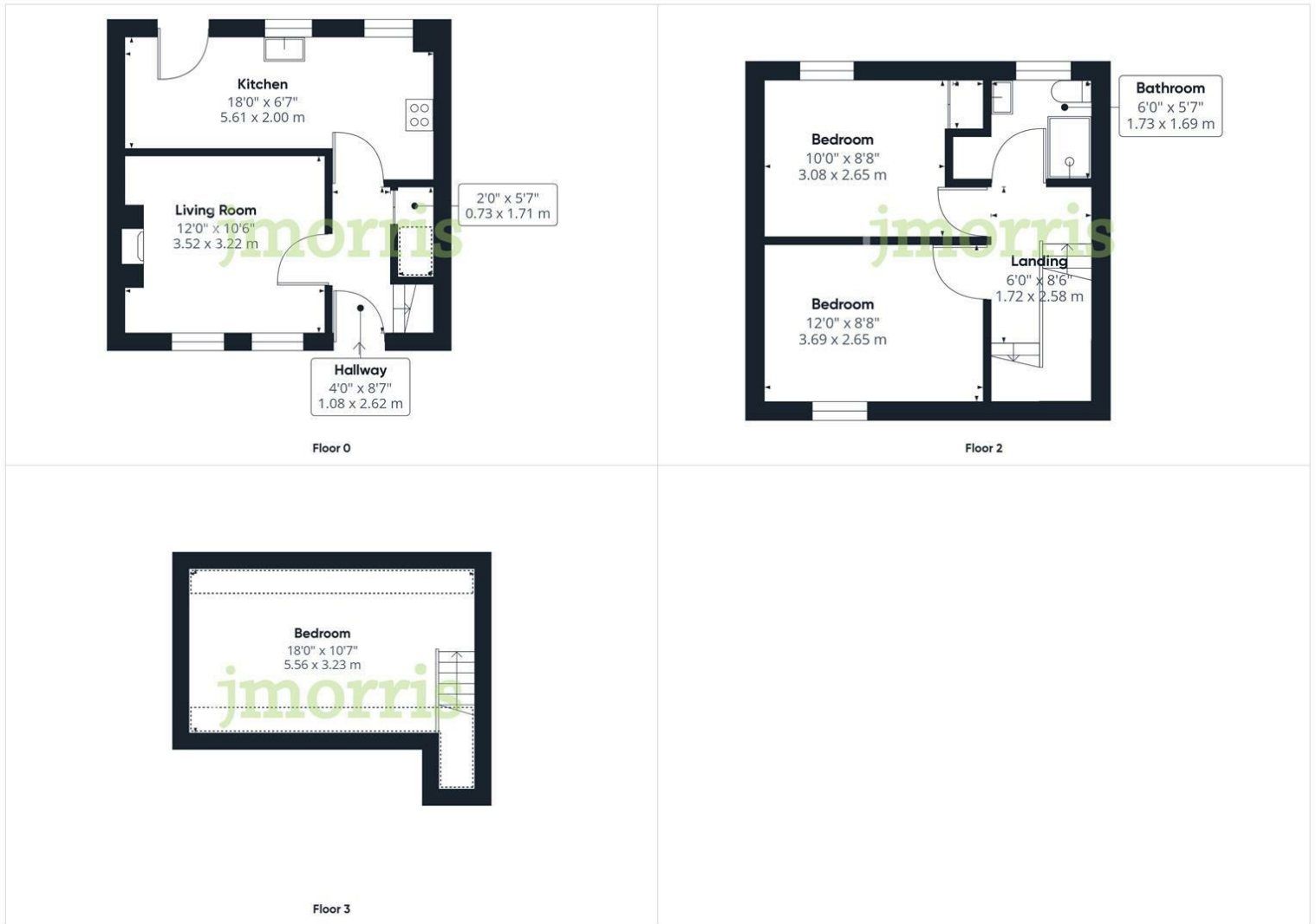
Three Voice - Limited & Data - Limited

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.

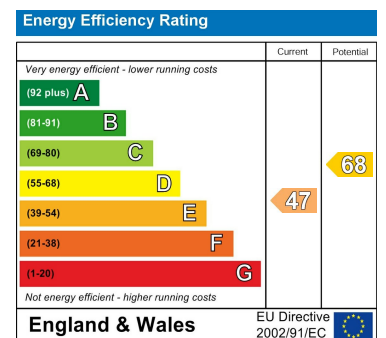
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com