



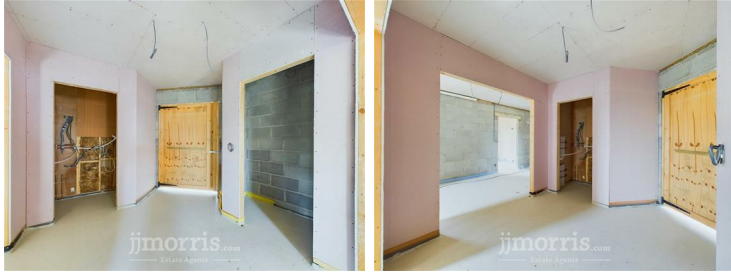
## Villa Maria , Panteg Cross, SA44 4SU

**£399,950**

An exciting opportunity to purchase a brand new 2266.12 ft<sup>2</sup> bungalow set on a generous plot of 0.45 acres or thereabouts. The property requires completion and is an ideal opportunity for a new owner to be able to put their own stamp on the final design. The proposed accommodation is hall, spacious living room, kitchen/family/dining room, utility room, four bedrooms, two of which have the provision for en-suites and a family bathroom. As mentioned, the plot is generous and allows for a new buyer to design and landscape to suit their requirements.



## Vestibule



Cupboard housing the underfloor heating pipe work, cloaks cupboard, opening to:

## Kitchen/Diner/Family Room



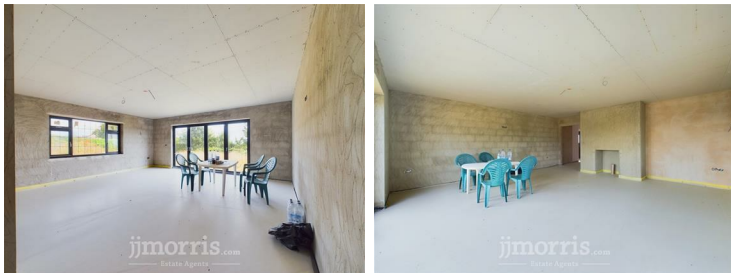
Dual aspect windows, plumbing and electrical provisions for central island.

## Utility Room



Composite stable door to the rear, two windows, plumbing provisions.

## Living Room



Bi-fold doors to the front, window to the side.

## Inner Hall



Loft access, doors to:

## Master Bedroom



Dual aspect double glazed windows, opening to:

## Ensuite



Space for shower, plumbing provisions, double glazed window.

## Bedroom Two



Dual aspect double glazed windows, opening to:

### Ensuite



Double glazed window to the side, provisions for shower and plumbing.

### Bedroom Three



Double glazed window to the rear.

### Bedroom Four



Double glazed window to the front.

### Family Bathroom



Double glazed window, plumbing provisions.

### Externally



The property is set on a plot extending to around 0.45 acres with plenty of scope for parking, garaging (stc) and gardens.

### Utilities & Services

Heating Source: Underfloor 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: Not yet assessed

EPC: Unavailable

What3Words:

### 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 postcode has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 1mbps download and Superfast 11mbps upload and 58mbps 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 postcode has the following indoor mobile coverage

EE Voice - Limited & Data - None

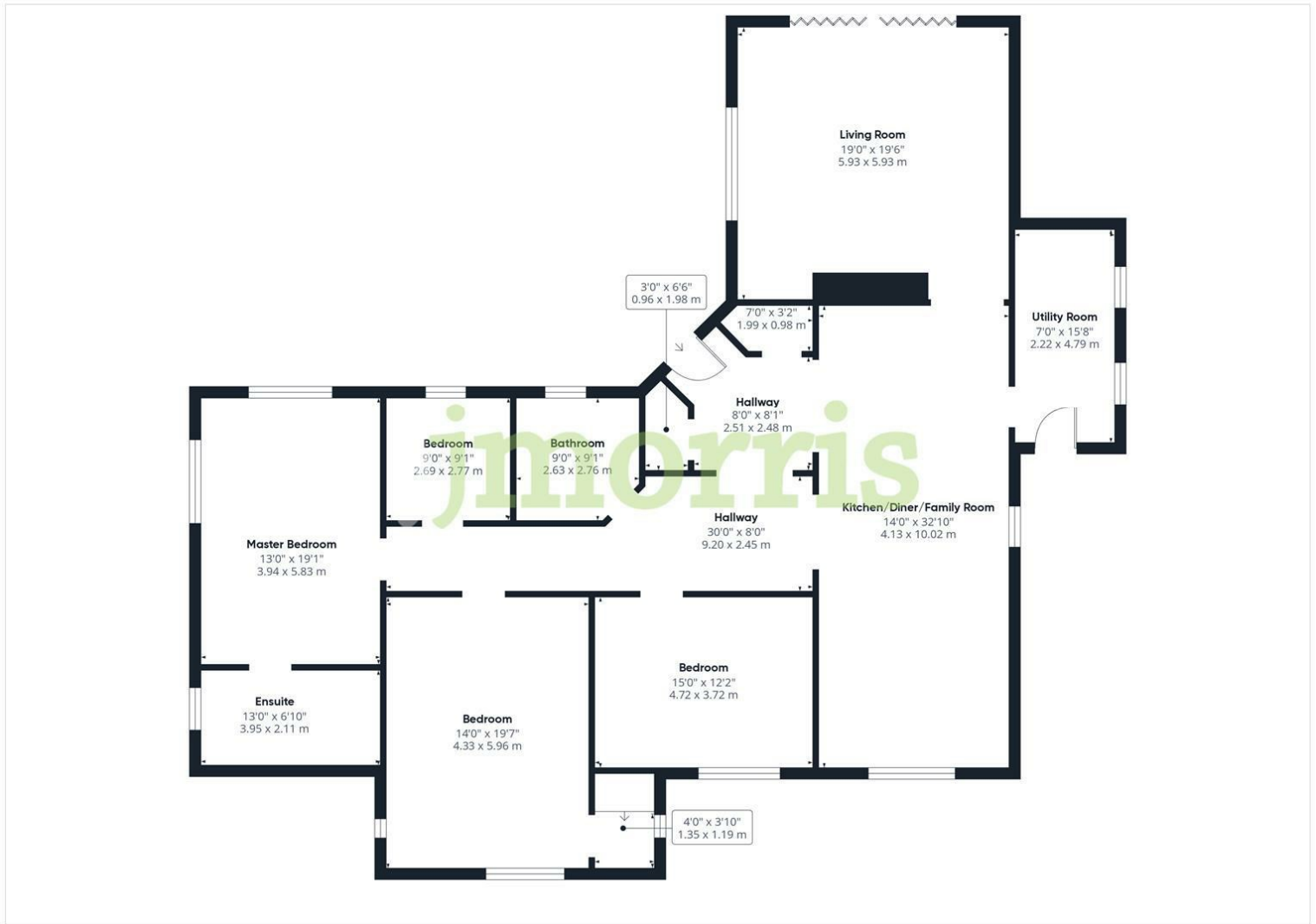
Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

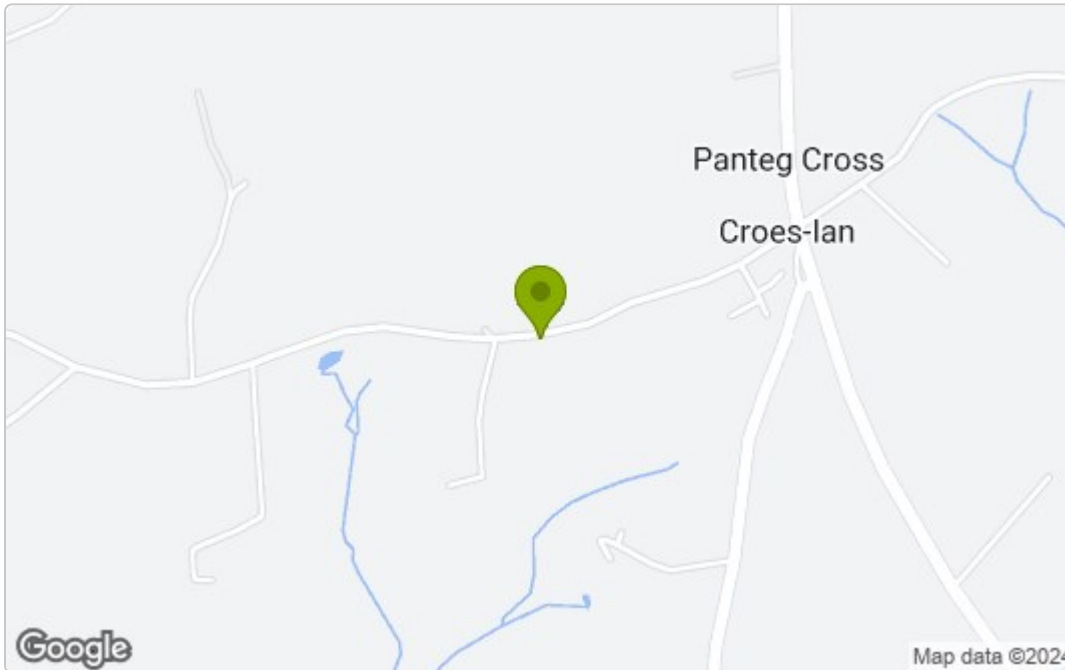
Vodafone. Voice - None & Data - None

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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