



Minyglyn , Penparc, SA43 1RE

£200,000

An improvable three bedroom semi detached house situated in the favoured residential area of Penparc, just a short distance from the market town of Cardigan, which offers a wider range of shopping, schools etc. The accommodation requires some modernisation and briefly comprises: hall, living/dining room, kitchen, ground floor wet room, first floor landing and three bedrooms. Externally, there is a garage, parking and mature gardens.

Entrance Hall



Stairs rising off to the first floor, under stairs space, fuse box, radiator, door to:-

Living / Dining Room



Dual aspect Upvc windows, two radiators.

Kitchen

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, electric oven and hob with extractor fan over, plumbing for washing machine, space for drier, part tiled walls, wooden panel ceiling, vinyl floor, Upvc window, Upvc door to the garden.

Shower Room

Low flush WC, integrated hand wash basin, fitted shower, Upvc window, radiator.

FIRST FLOOR

Landing

Upvc window, loft access.

Bedroom One



Upvc window, radiator.

Bedroom Two



Upvc window, radiator, built-in storage.

Bedroom Three



Upvc window, radiator.

Externally

Off road parking, garage, lawned area to the front. To the rear there is a lawned area, greenhouse and access to garage.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///changes.tickling.snack

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 0.7mbps upload and 6mbps download and Superfast 16mbps upload and 67mbps 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 - Limited & Data - None

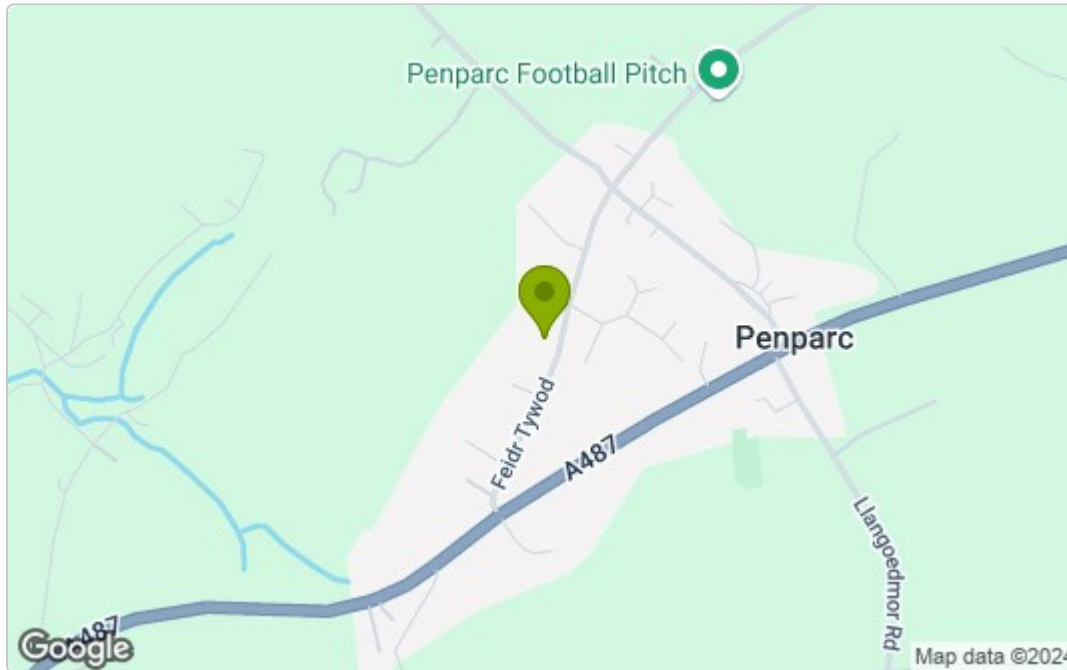
Vodafone. Voice - None & Data - None

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.

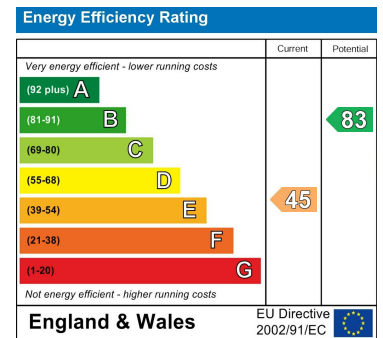
Floor Plan



Area Map



Energy Efficiency Graph



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