



## Villa Piave Parcytrap Road, Adpar, SA38 9QY

**£295,000**

A spacious three bedroom bungalow enjoying magnificent far reaching views which span far and wide over the town of Newcastle Emlyn and the surrounding countryside. The accommodation briefly comprises: hall, living/dining room, conservatory, kitchen, three bedrooms and a shower room. The property benefits from double glazing and oil fired central heating. There is an adjoining garage and a large frontage parking area with ample parking and turning space.

## Entrance Hall



Radiator, coved ceiling, built-in storage.

## Bedroom One



Upvc window, radiator, coved ceiling.

## Living/Dining Room



Coal effect gas fire with feature surround, Upvc bay window to the front, coved ceiling, radiator, sliding Upvc door to:-

## Bedroom Two



Upvc window, radiator, built-in wardrobes, coved ceiling.

## Conservatory



Upvc windows, radiator, tiled floor, doors to garden.

## Bedroom Three



Upvc window, radiator, coved ceiling.

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl green sink with mixer tap over, electric ceramic hob with extractor fan over, integrated Hotpoint oven and grill, breakfast bar, part tiled walls, Upvc windows, coved ceiling, vinyl floor, doors to the garden.

## Shower Room



Corner walk-in shower with fitted and electric shower, low flush WC, pedestal hand wash basin, tiled walls, radiator, Upvc window.

## Externally

To the front there is off road parking for several vehicles, steps to lawned area with shrubs and plants, access to the garage, patio area, access to the rear on both sides. To the rear there is a raised decking area enjoying breath taking views, steps down to a gravel area with plants and shrubs, greenhouse and timber shed.

## 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 E

What3Words: ///unfilled.require.mercy

## 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 1mbps upload and 16mbps download and Superfast 18mbps upload and 76mbps 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 - None

O2 Voice - Likely & Data - Likely

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.

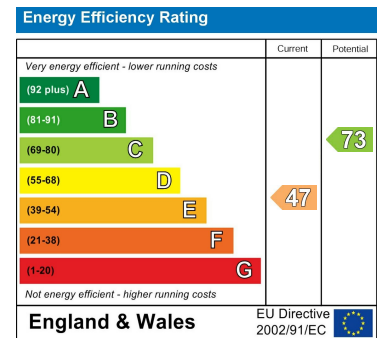
## Floor Plan



## 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.

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