



Hafan Deg , Glogue, SA36 0ED

£185,000

A refurbished and well presented three bedroom cottage with the added benefit of a generous garden and parking, situated in a small rural village, surrounded by countryside.

The property has been finished to an excellent standard and includes a thermal coating to the front and rear of the property specifically designed to improve energy efficiency. The accommodation comprises: sitting room, study, living room, kitchen/diner, three bedrooms and a family bathroom.

Sitting Room



Stairs rising off to the first floor, under stairs storage, electric radiators, fuse box, coved ceilings, tiled floor.

Bedroom One



Upvc window, coved ceiling, electric radiator.

Living Room



Upvc window, coved ceiling, electric radiator.

Bedroom Two



Upvc window, coved ceiling, electric radiator.

Kitchen/Diner



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl sink with mixer tap over, built-in electric oven, electric hob, with extractor fan over, plumbing for washing machine, Upvc window, coved ceiling, electric radiator, exposed beam, spotlights, tiled floor.

Bedroom Three



Upvc window, coved ceiling, electric heater.

FIRST FLOOR

Landing



Loft access, built-in storage, spotlights.

Family Bathroom



Low flush WC, base unit with hand wash basin over, bath with shower hose, corner walk-in shower with fitted shower, part-tiled walls, tiled floor, spotlights, Upvc window, heated towel rail.

Externally



To the front there is off-road parking for two vehicles. To the rear there is a gravel seating area, steps up to a patio area, lawned area with plants and shrubs.

We are advised that the thermal coating to the front and rear of the property has a 25 year warranty is a specially designed spray cork which is natural and sustainable and comes with improved thermal performance which offers resistance to cracks, damp, condensation, algae and moss.

Utilities & Services

Heating Source: Electric radiators

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire Count Council

Council Tax: Band D

What3Words: ///obeyed.joys.plod

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, superfast and ultrafast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download, Superfast 13mbps upload and 60mbps download

and Ultrafast 950mbps upload and 950mbps 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 - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

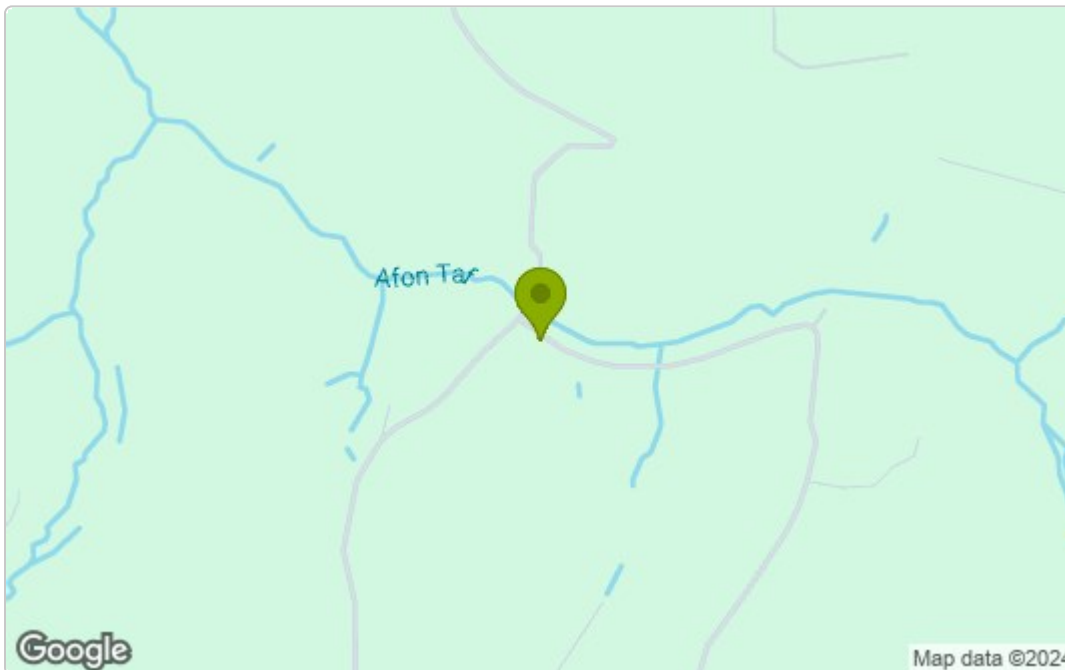
Vodafone. Voice - None & Data - None

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.

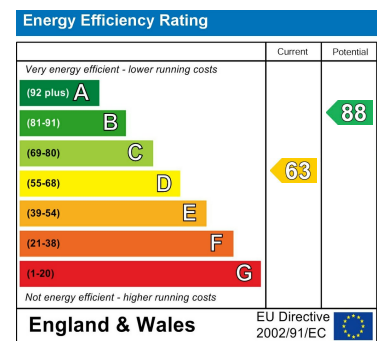
Floor Plan



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.

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