



**Awelfa High Street, Cilgerran, SA43 2SQ**

**£229,950**

A deceptively spacious semi detached property located in the North Pembrokeshire village of Cilgerran. The property has previously been operated as a popular village cafe, but provides scope and potential, with little work, to return the cafe area to an additional living space, with the vendors currently preparing plans for a change of use application. The current accommodation comprises: cafe/dining with A3 Licence for hot food and takeaway, area, kitchen, w.c. Utility room, living room with a first floor office/hobby room. The property benefits from three good sized bedrooms and a recently upgraded bathroom. The rear garden is extensive being approximately 170ft in length. Viewing is highly recommended to appreciate the accommodation on offer.



## Dining Area



Upvc window, part tiled walls, part wooden panel effect wall, spotlights, wash basin, radiator, vinyl floor, doors to:-

## WC



Low flush WC, hand wash basin, radiator, vinyl floor.

## Kitchen



Sky light window, stainless steel double sink, Cuisine Master gas hob and oven with extractor fan over, Lincat double fryer, plumbing for dishwasher, Ideal boiler, part tiled walls, tiled floor, door to:-

## Utility Area



Stairs rising off to the first floor, plumbing for washing machine, tiled floor, door to:-

## Living Area



Stairs rising off to the first floor, having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, log burner with slate hearth and wooden feature surround, radiator, coved ceiling, wood effect floor, Upvc window, Upvc door.

## FIRST FLOOR

### Office/Study



Velux window, part wood effect floor, part carpet.

## Landing



Loft access, radiator, built-in storage.

## Bedroom One



Upvc window, radiator, wood effect floor.

## Bedroom Two



Upvc window, radiator, wood effect floor.

## Bedroom Three



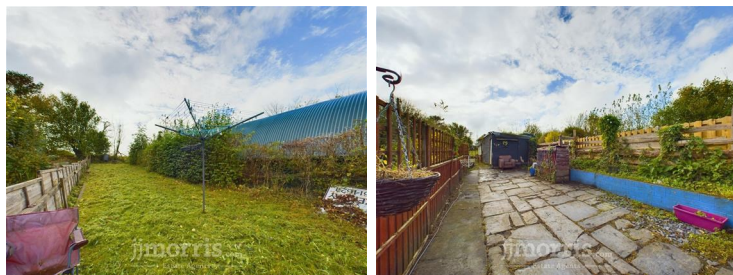
Upvc window, radiator.

## Family Bathroom



Low flush WC, base unit with integrated hand wash basin, bath with mixer tap over, walk-in shower with fitted shower, heated towel rail, Upvc window, spotlights.

## Exteranlly



To the rear steps lead to patio area, timber shed and lawned area.

## Utilities & Services

Heating Source: LPG bottled gas.

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

What3Words: ///aliens.reserves.pump

## 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 - Limited & 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.



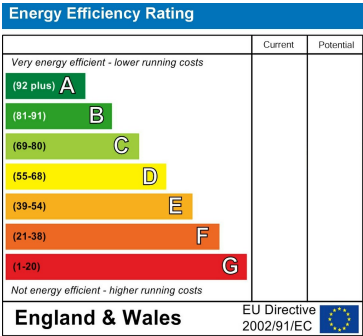
Floor Plan



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.