



**Deri Glyn Croesyllan, Cardigan, SA43 2LG**

**£320,000**

A deceptively spacious, well-positioned Four Bedroom Detached bungalow set on a generous plot located in the semi-rural village of Croes-y-llan near Llangoedmor close to the popular market town of Cardigan. The accommodation briefly comprises: Entrance Porch, Hallway, Living Room, Kitchen, Dining Room, Conservatory, Four Bedrooms One with En-suite and a Family Bathroom. Externally, the property benefits from a generous plot with parking for several cars, To the rear there is a Good sized garden.



## Porch



Tiled floor, coved ceiling, door to:-

## Hall



Spotlights, coved ceiling, loft access, built-in airing cupboard, built-in storage with Worcester boiler, radiator. Doors to:-

## Living Room



Upvc window, coal effect electric fire with feature surround, coved ceiling, radiator, wood effect flooring.

## Dining Room



Coved ceiling, radiator, wood effect floor, sliding door to:-

## Conservatory



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

## Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, plumbing for dishwasher, counter top gas hob with extractor fan over, built-in grill and oven, central island breakfast bar with base units, Upvc windows, spotlights, coved ceiling, part tiled walls, tiled flooring, radiator, door to:-

## Utility



Base unit with stainless steel sink over, plumbing for washing machine, space for dryer, space for fridge/freezer, Upvc window, coved ceiling, part tiled wall, tiled floor, radiator, door to:-

## Garage



A range of base units, wooden window, fuse box.



### Bedroom One



Upvc window, coved ceiling, radiator, door to:-

### En-suite



Low flush WC, base unit with hand wash basin and mixer tap over, corner walk-in shower with fitted shower, heated towel rail, coved ceiling, part tiled walls, vinyl floor.

### Bedroom Two



Upvc window, coved ceiling, radiator.

### Bedroom Three



Upvc window, coved ceiling, radiator.

### Bedroom Four



Upvc window, coved ceiling, radiator.

### Family Bathroom



Low flush WC, base unit with hand wash basin and mixer tap over, bath, walk-in shower with fitted shower, heated towel rail, Upvc window, coved ceiling, tiled walls, vinyl floor.

### Externally



To the front there is off-road parking for several vehicles, lawned area. To the rear there is a patio area, lawned area, timber shed, two greenhouses.

### Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///together.goodness.coil

### **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 ultrafast broadband available, with speeds up to Standard 0.9mbps upload and 9mbps download and Ultrafast 220mbps upload and 1000mbps 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.

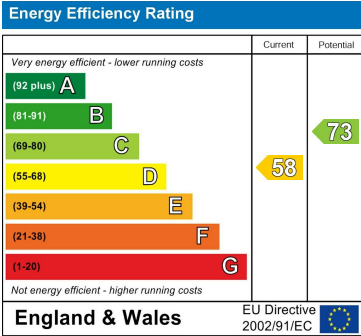
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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