



25 Llain Drigarn, Crymych, SA41 3RF

£199,500

A two bedroom detached bungalow situated in the popular residential area of Crymych which enjoys a variety of local amenities. The accommodation comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Bathroom. Outside the property benefits from parking to the side and a good sized side garden.

Entrance Hall



Wood effect flooring, radiator, coved ceiling, loft access, doors to:-

Bedroom One



Wood effect flooring, radiator, Upvc window, coved ceiling.

Bedroom Two



Wood effect flooring, radiator, Upvc window, coved ceiling.

Bathroom



Low flush WC, base unit with hand wash basin over, "P" shaped bath with electric shower over, heated towel rail, Upvc window, coved ceiling, tiled walls, tiled floor, built-in storage and airing cupboard.

Living/Dining Room



Wood effect flooring, coved ceiling, radiator, Upvc windows, double Upvc doors to the front, door to:-

Kitchen



Having a range of wall and base units with complimentary work top surfaces, 1.5 bowl sink with mixer tap over, electric oven with counter top hob and extractor fan over, space for fridge/freezer, part tiled walls, tiled floor, coved ceiling, Upvc windows, spotlights, radiator.

Externally

To the front steps lead to a part gravel, part lawned area, off-road parking. To the rear there is a shed which is used as an outside utility with space for a dryer, plumbing for washing machine and space for a fridge/freezer.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band B

What3Words: ///playing.overgrown.shuttle

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 1mbps upload and 18mbps download, Superfast 17mbps upload and 72mbps download, and Ultrfast 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 - Limited & Data - Limited

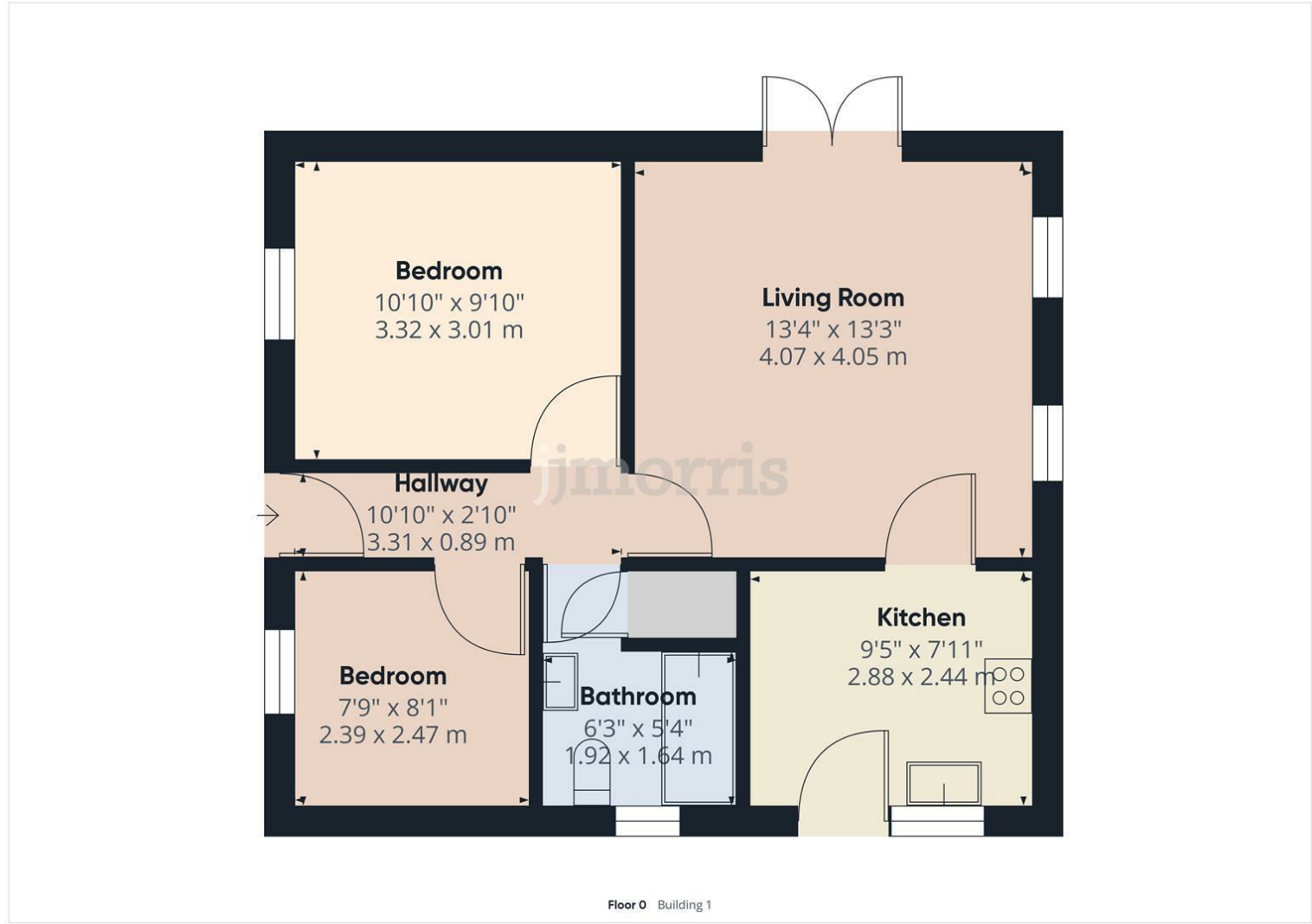
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

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.

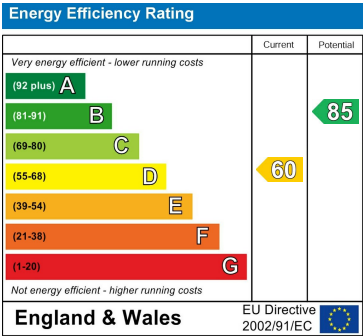
Floor Plan



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

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