



Sunnydene Cwmplysgog, Cilgerran, SA43 2TD

£170,000

An improvable two bedroom detached house situated in the favoured North Pembrokeshire village of Cilgerran, which enjoys many attractions to include a wildlife park, castle, village shop and several pubs. The property comprises: living room, sitting room, kitchen/diner, utility room, shower room and w.c. Externally, there is parking, garage, workshop and gardens.

Living Room



Stairs rising off to the first floor, understairs storage, coal effect fire with feature surround, Upvc window, exposed beams, radiator, wood effect flooring, doors to:-

Snug



Exposed beams, Upvc window, radiator, wood effect flooring.

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink unit, plumbing for washing machine, electric oven, counter top hob, Firebird boiler, Upvc window, part tiled walls, wood effect flooring, doors to:-

Utility



Having a range of wall and base units with complimentary worktop surfaces, loft access Upvc window, radiator, space for dryer, tiled flooring.

WC



Low flush WC, Upvc window, tiled flooring.

Shower Room



Corner walk-in shower with fitted shower, pedestal hand wash basin, Upvc window, part tiled walls, tiled flooring, radiator.

FIRST FLOOR

Landing



Loft access, Upvc window, exposed beams, wood effect flooring.

Bedroom One



Upvc window, exposed beams, radiator, wood effect flooring.

Bedroom Two



Upvc window, radiator, wood effect flooring.

Externally



The fore of the property is accessed via a gated entrance, with off-road parking, access to garage, lawned area to the front.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words: ///vivid.moon.configure

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 1mbps download and Superfast 14mbps upload and 64mbps 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.

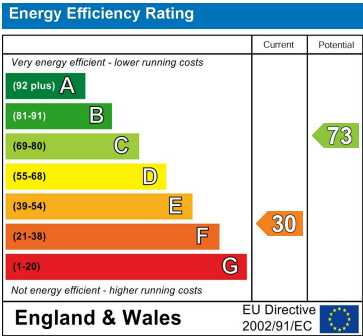
Floor Plan



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.