



## Tresi-Aur , Glynarthen, SA44 6PL

**£375,000**

A spacious four bedroom detached bungalow, set on a generous plot of approximately 0.5 acres or thereabouts. Situated in the rural village of Glynarthen, being approximately a 10 minute drive from the Cardigan Bay Coastline. The accommodation comprises: Porch, Hall, Living Room, Spacious Kitchen/Living/Family/Dining Room, Conservatory, Three Bedrooms and a Family Bathroom. The property has been sub-divided providing an additional One Bedroom Annexe which benefits from a Bedroom, Kitchen and Bathroom area. This could easily be reinstated as part of the main accommodation. Externally, as mentioned, the property sits on a generous plot, which may provide future planning potential (STC), with a driveway providing off-road parking for several vehicles, detached double garage and extensive lawned gardens.



### Entrance Lobby

Door and side panel, tile floor.

### Hall



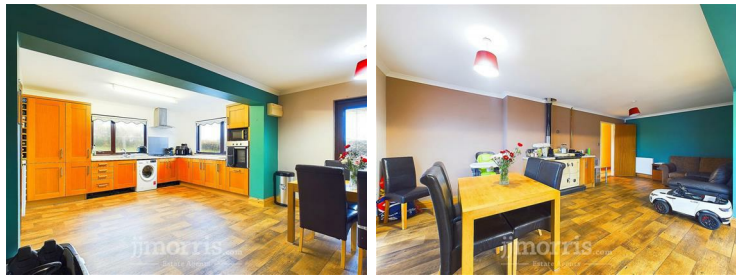
2 radiators, airing cupboard.

### Living Room



Radiator, log effect Calor gas fire on stone hearth.

### Kitchen/Living/Dining Room



being 'L' shaped with oak effect base and wall units, 1½ stainless steel sink and drainer and mixer tap, washing machine connection, integrated oven and grill, gas hobs with extractor over, oak flooring, space for dining table and separate seating area, 2 x radiator, cream Rayburn (hot water and cooking only), dual aspect windows to rear and side.

### Conservatory

Double panel radiator.

### Bedroom One



Radiator and built-in wardrobe.

### Bedroom Two



Radiator and built-in wardrobe.

### Bedroom Three



Radiator and built-in wardrobe.



## Family Bathroom



Panel bath, vanity unit, toilet and shower cubicle, towel warmer, tiled walls and floor.

## Bedroom 4/Potential Annexe Area



double bedroom, window to front, side external door, multiple sockets, TV point, radiator, oak effect flooring.

## Shower Room/Utility/Kitchen



Single drainer 1.5 bowl stainless steel sink unit, oil fired boiler, Triton controls in shower cubicle, etc. Toilet.

## WC



WC, single wash hand basin on vanity unit, rear window, tiled flooring.

## Detached Double Garage

Two up-and-over doors.

## Externally



Tarmac entrance driveway with walled splay, lawned grounds to sides and rear.

## Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band

What3Words: ///safe.chief.caressing

## 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 1mbps upload and 5mbps download and Ultrafast 220mbps upload and 1800mbps 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 - 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.

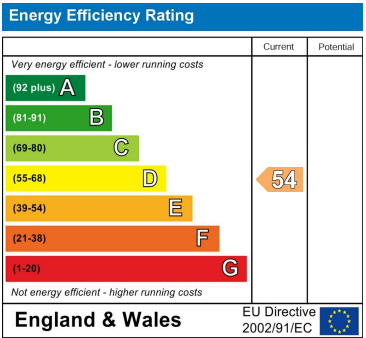
Floor Plan



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.