



## Treforgan Newydd , Llangoedmor, SA43 2LB

**£399,950**

A substantial four bedroom house with a self contained one bedroom flat on the ground floor, ideally suited for 'multi-generational' living or as an additional income stream, briefly comprising, in the Main House, hallway, living room, kitchen, utility, conservatory, office, bathroom and bedroom, on the first floor 3 further bedrooms and a bathroom, in The Annex, kitchen/diner, living room, bedroom and bathroom, garaging with gardens to front and rear, all situated within 5 minutes drive of Cardigan town.

Llangoedmor is a small village located just outside the market town of Cardigan. Cardigan provides a wide range of educational, recreational and shopping facilities to include retail stores, banks and building societies, super stores, college, etc. Other towns in the area include: Newcastle Emlyn, Fishguard, Haverfordwest, Aberaeron and Carmarthen, (which is probably the largest) providing a wider range of retailers and also access on to the dual carriageway which links to the M4.

Entrance door to:-

## Hall



Wood effect flooring, radiator, stairs rising off to first floor. Doors to:-

## Living Room



Sliding Upvc doors, electric fire, two radiators.

## Kitchen



Having a range of wall and base units, breakfast bar/island with base units, Upvc sliding doors, built-in storage, radiators, LPG gas hob with extractor fan over, built-in Bosch oven.

## Utility



Wall and base units, stainless steel sink and drainer, two Upvc windows, plumbing for dishwasher and washing machine. Leads to ground floor.

## Study



Built-in wall and base units, wood effect flooring, radiator.

## Conservatory



Tiled flooring, doors to garden.

## Master Bedroom



Large Upvc windows, wood effect flooring, radiator.

## Bathroom



"P" shaped bath, electric shower, large fitted mirror, toilet, wash basin with unit, Upvc windows, radiator, towel rail, tiled walls.

## Bedroom Three



Built-in wardrobe, Velux window, radiator.

## SECOND FLOOR

### Bedroom One



Built-in wall units, two radiators, Upvc window, Velux Upvc window.

## Family Bathroom



Diamond shaped bath, toilet, wash basin, slate tiled floor, Velux window, radiator, built-in storage, part tiled walls with mirrors built-in.

## Landing



Built-in storage units, loft access, sky light window, wooden banister.

## LOWER GROUND FLOOR

### Garage/Annexe



Entrance porch to:-

### Bedroom Two



Built-in wardrobe, Upvc windows, radiator.

## Bathroom



Upvc windows, bath, shower, toilet, wash basin, tiled walls.

## Bedroom



Upvc window, radiator, under stairs storage.

## Kitchen/Diner



Large Upvc windows, wall and base units, stainless steel sink and drainer unit, radiator.

## Living Room



Sliding Upvc door, radiator, coal effect fire, built-in storage.

## Externally



Curved brick wall, driveway, lawned area, steps up to patio, side access to seating area for annex, steps up to rear garden, gravel area, wooden shed, oil tank.

## Utilities & Services

Heating Source: Oil fired 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

## 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 15mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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

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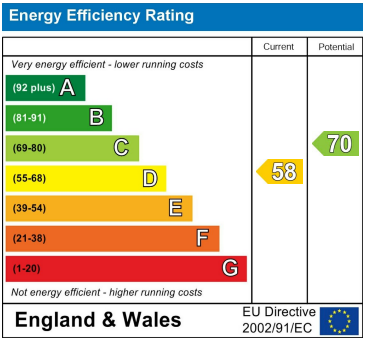
Floor Plan



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.