



Ty Derwen , Llechryd, SA43 2NL

£300,000

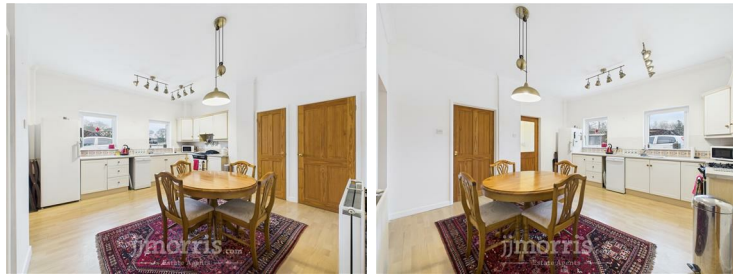
A three bedroom detached house situated in Llechryd, just a short distance from Cardigan. The property briefly comprises: Living Room, Kitchen, Utility Room, Two Ground Floor Bedrooms and Two Ground Floor Bathrooms. To the first floor there is a good sized Bedroom. Externally, the property is set on a generous plot, with lawned gardens and plenty of parking.

Entrance



Laminate flooring throughout, doors to:-

Kitchen/Breakfast Room



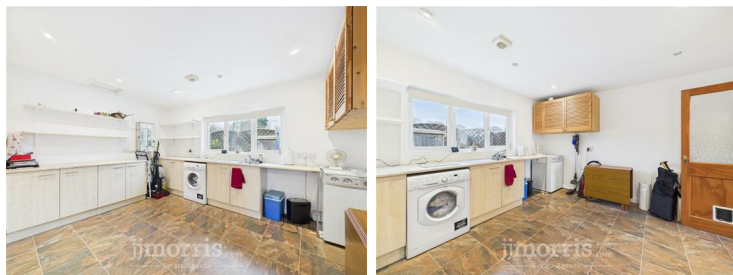
Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, gas range oven with extractor fan over, plumbing for dishwasher, space for fridge freezer, coved ceiling, Upvc double glazed windows to the rear, built-in pantry, wood effect flooring, radiator, doors to:-

Living/Dining Room



Coal effect gas fire with feature surround, coved ceiling, understairs storage, Upvc double glazed windows to the front, Upvc door to the front, radiator.

Utility



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for washing machine, built-in storage, Upvc double glazed window to the rear, radiator, boiler, spotlights, loft access, laminate flooring.

Shower Room



Low flush WC, hand wash basin on base unit, walk-in shower with fitted shower and extractor fan over, heated towel rail, Upvc double glazed window to the front, spotlights, tiled walls, tiled flooring.

Inner Hallway



Coved ceiling, loft access, doors to:-

Bedroom One



Coved ceiling, Upvc windows to the front and side, radiator.

Bedroom Two



Coved ceiling, Upvc windows to the side and rear, radiator.

Bathroom



Low flush WC, pedestal wash basin, bath with fitted shower and extractor fan over, heated towel rail, radiator, part tiled walls, coved ceiling, wood effect flooring, Upvc double glazed window to the rear.

Lobby

Stairs rising off to the first floor, wood effect flooring, Velux window.

FIRST FLOOR

Bedroom Three



Upvc double glazed windows to the front, exposed beams, built-in storage, radiator.

Externally



Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion. NO ONWARDS CHAIN

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///requested.suiting.flaked

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 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps 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

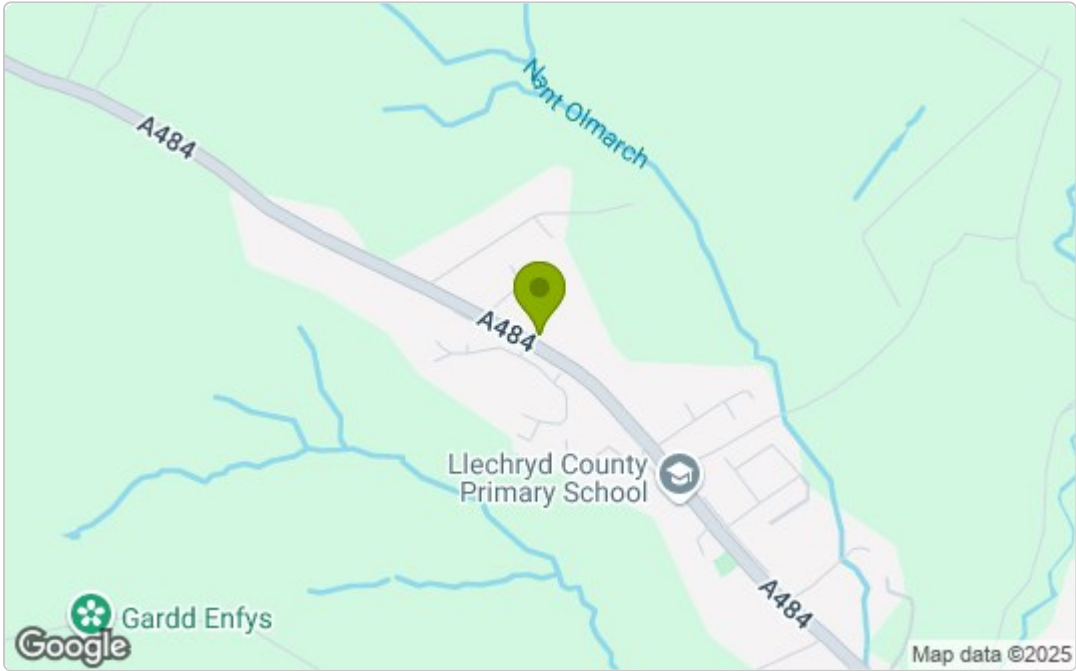
EE Voice - Limited & Data - Limited
Three Voice - None & Data - None
O2 Voice - Limited & Data - None
Vodafone. Voice - Limited & Data - None

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.

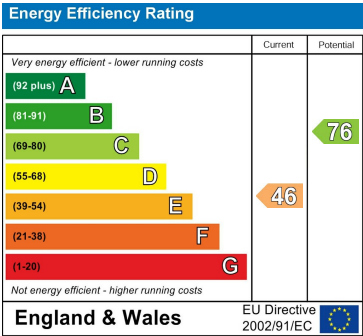
Floor Plan



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.

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