



Ger y Coed Cwmplysgog, Cilgerran, SA43 2TA

**£299,000**

A spacious three bedroom detached bungalow set in an elevated position overlooking St Llawddog's Church, the property briefly comprises: hall, living room, kitchen/diner, three bedrooms, bathroom and a separate w.c. There is a useful loft room, which may provide further scope to add to the accommodation. The property is on a generous plot, with parking for several vehicles, lawned gardens and patio area.



Upvc double glazed door with matching side panel, opens to:-

### Hall

Tiled flooring, loft access, doors to:-

### Living Room



Upvc double glazed window to the front elevation enjoying views towards Cilgerran and over the adjoining countryside, slate fireplace with wooden mantel, woodburning stove with slate hearth, slate plinths with wooden tops, radiator.

### Kitchen



Having a range of wall and base units with complimentary work surface over, stainless steel sink unit with mixer tap and drainer, built-in electric oven, ceramic hob with stainless steel extractor fan over, tiled splashback, tiled flooring, dual aspect Upvc windows, radiator, Upvc double glazed door to the rear, storage cupboard.

### Bedroom One



Upvc double glazed window to the front, radiator.

### Bedroom Two



Upvc double glazed window to the rear, radiator.

### Bedroom Three



Upvc double glazed window to the rear, radiator.

### Bathroom



Roll-top bath with electric shower over, wall-mounted hand wash basin, heated towel rail, tiled walls, Upvc double glazed window, extractor fan.

### Separate WC



Low flush WC, radiator, tiled floor, Upvc double glazed window.

## Externally



The property is approached via a tarmac drive providing ample off-road parking for several vehicles, good sized lawned gardens to the front and side. The rear enjoying a paved patio which is enclosed by a brick wall.

## Utilities & Services

Heating Source: LPG 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: ///freely.servicing.jeep

## 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 16mbps upload and 69mbps 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 - None

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.

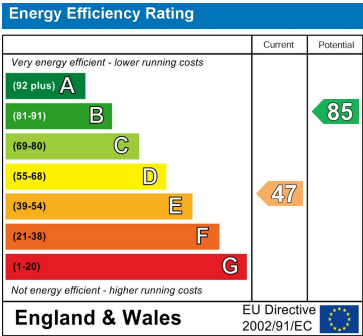
Floor Plan



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

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