



6 Parc Y Delyn, Parcllyn, SA43 2DX

£274,950

A three/four bedroom bungalow situated in Parcllyn, just a short distance from Aberporth, with its popular beach. The property briefly comprises; hall, living room, kitchen, dining room/bedroom four, three bedrooms and a shower room. Externally, there is a drive, carport and gardens to front and rear.

Upvc double glazed entrance door, opening to:-

Hall

Radiator, cloaks cupboard, door to:-

Living Room

Upvc double glazed window to the front elevation, radiator, feature marble effect fire surround with inset electric fire, coved ceiling.

Kitchen

Having a range of wall and base units with complimentary worksurface over, inset sink unit with mixer tap and drainer, built-in double oven, ceramic hob with extractor fan over, tiled splashback, glazed display cabinet, void and plumbing for washing machine, void and plumbing for dishwasher, space for fridge freezer.

Dining Room

Upvc double glazed window to the side, Upvc double glazed door, wall lights, radiator, coved ceiling.

Bedroom One

Fitted with a range of wardrobes, radiator, Upvc double glazed window to the rear.

Bedroom Two

Upvc double glazed window, radiator, built-in wardrobe.

Bedroom Three

Upvc double glazed window, radiator.

Shower Room

Modern fitted suite with shower enclosure, low flush WC, hand wash basin with vanity unit, heated towel rail, tiled walls, Upvc double glazed window.

Externally

To the rear, access on both sides leads to a lawned rear garden with concrete patio area, brick built outhouse, oil storage tank, mature shrubs and bushes. To the front, the property is approached via a tarmac driveway which extends to a covered car port area, lawned garden with mature shrubs and bushes.

Utilities & Services

Heating Source: Oil-fired Central Heating

Services:

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: Band D

What3Words: ///theme.another.surprises

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 0.9mbps upload and 8mbps download and Superfast 12mbps upload and 56mbps 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

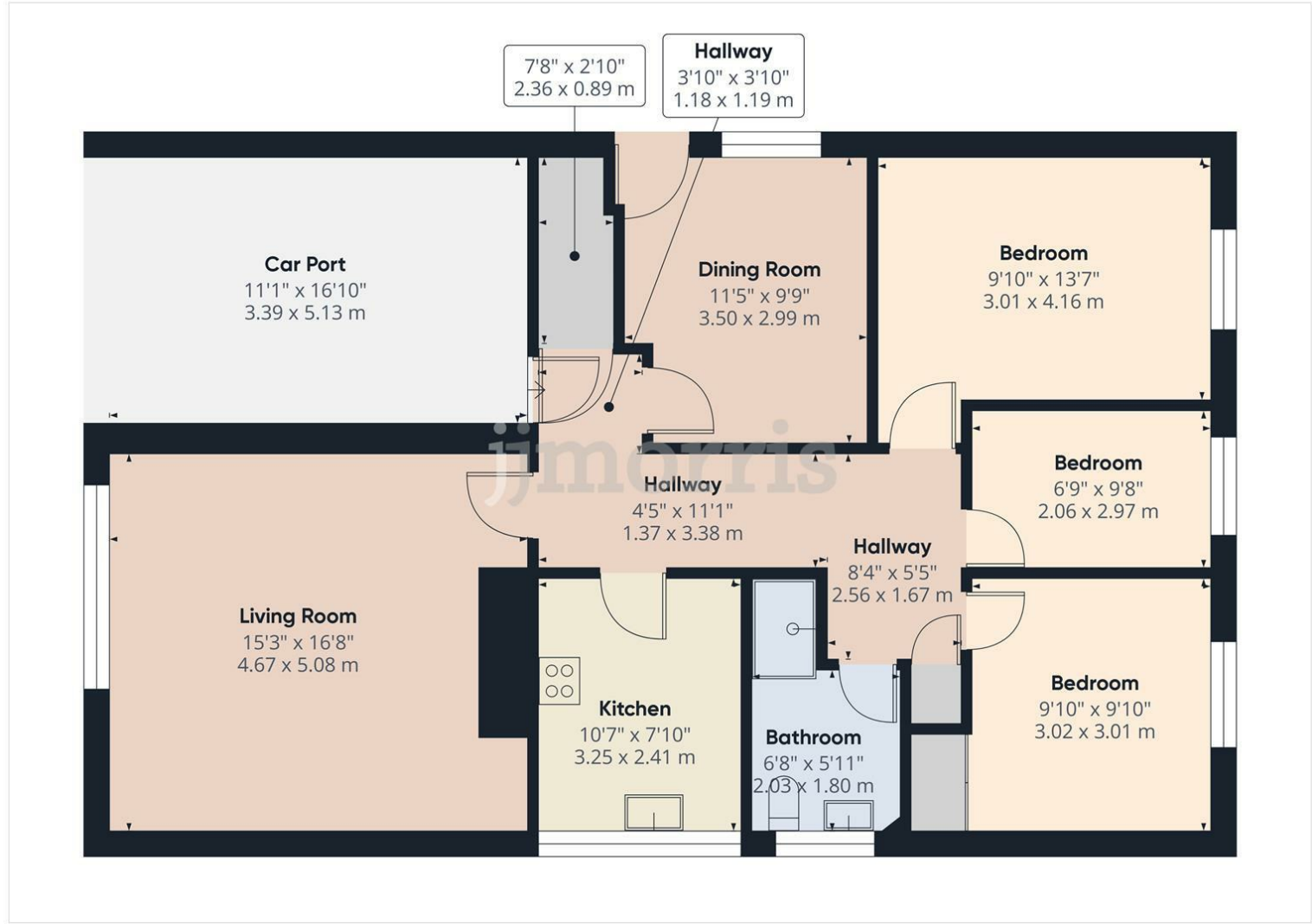
Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

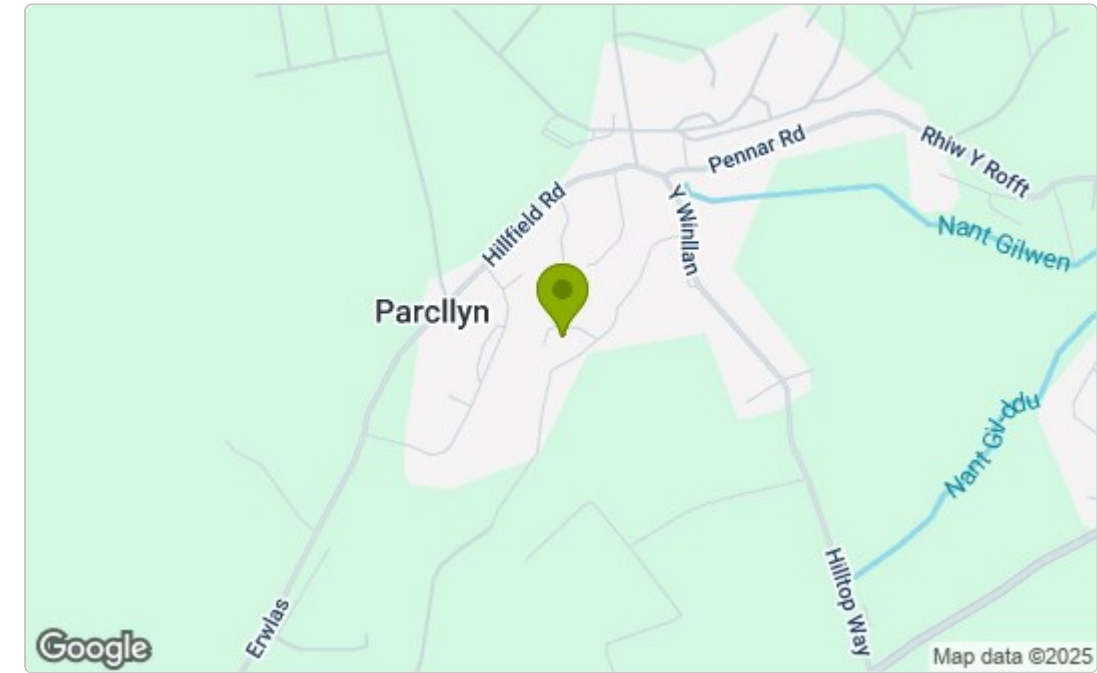
Vodafone. Voice - Limited & Data - None

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.

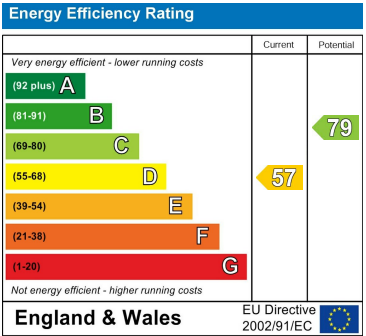
Floor Plan



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.