



36 Maesyfrenni, Crymych, SA41 3QJ

£125,000

A two bedroom end terraced property situated in the ever popular village of Crymych, within easy walking distance of the school and local amenities. The accommodation comprises: hall, living room, kitchen/diner, landing two bedrooms, bathroom and separate w.c. There is a lawned garden to the rear.

Hall

Living Room 13'4" x 10'5" (4.07 x 3.19)



Oil fired Parkray, window to the rear.

Kitchen/Diner 19'7" x 7'4" (5.98 x 2.26)



Having a range of wall and base units with worktop surface, inset sink unit, electric oven, hob, void and plumbing for washing machine, dual spect windows, space for table. Two radiators.

Rear Lobby

Door to the rear garden, under stairs cupboard.

First Floor

Landing

Bedroom One 13'5" x 9'8" (4.09 x 2.97)



Window to the rear.

Bedroom Two 13'5" x 8'5" (4.10 x 2.59)



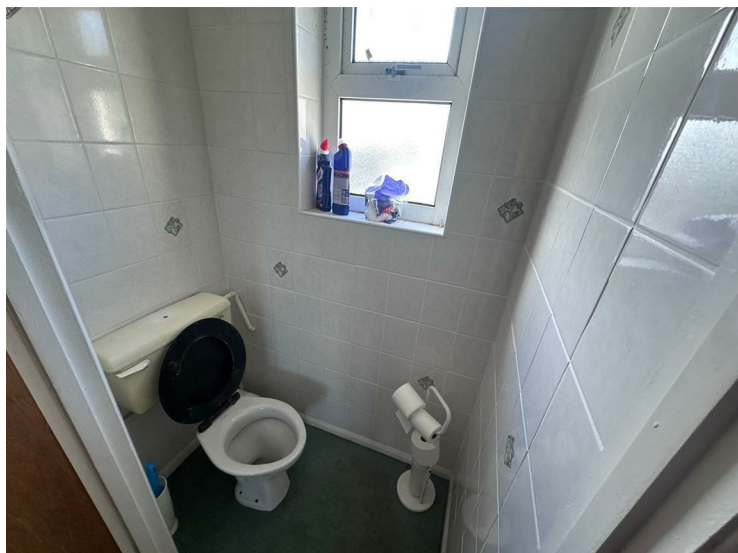
Window to the rear.

Bathroom 5'9" x 5'1" (1.77 x 1.57)



Panel bath, vanity unit with hand wash basin, tiled walls, window.

W.C.



Low flush toilet, tiled walls, window.

Externally



Lawned rear garden, oil storage tank, access gate to side.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band B

What3Words: ///taxed.diverts.centuries

Please note a local occupancy restriction applies to this property.

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 20mbps upload and 80mbps download, Ultrafast 950mbps upload and 950mbps 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 - None & Data - None

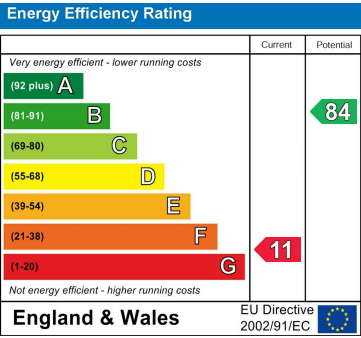
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their 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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