



Hafan Hedd , Aberbanc, SA44 5NP

£359,950

A well presented Three Bedroom Detached Bungalow situated on a generous plot, with far reaching views over fields and the countryside beyond. The property has undergone a scheme of improvement by the current owners and provides spacious accommodation, which in brief comprises: Porch, Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Three Bedrooms and a Modern, Four-Piece Bathroom. Externally, there is Parking, Garage, Workshop/Office Room, W.C. Good Sized Gardens to both the front and rear.

The property benefits from Air Source Heating and Solar Panels.

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

Porch



Quarry tiled flooring, exposed brickwork, hardwood glazed door with matching side panel, opens to:-

Hall



An "L" shaped hallway with tiled flooring throughout, dado rail, coved ceiling, airing cupboard, loft access. Doors open to:-

Living Room



Feature tiled fireplace with wooden mantle over, wood burning stove set on a slate hearth, wood effect laminate

flooring, coved ceiling, uPVC double glazed sliding patio doors to the front, uPVC double glazed window to the side, two radiators, double doors open to:-

Dining Room



uPVC double glazed window to the rear, coved ceiling, wood effect laminate flooring, radiator. Door through to:-

Kitchen



Having a range of wall and base units with complimentary worksurface over, inset stainless steel sink unit with 1.5 bowls, drainer and mixer tap, electric cooker, extractor fan over, space for fridge freezer, tiled splashback, tiled flooring, uPVC double glazed window to the rear.

Utility Room



Tiled flooring, base cabinets with stainless steel sink unit, void and plumbing for washing machine and dishwasher, space for appliances, uPVC double glazed door and window to the rear.

Returning to the Hall, doors open to:-

Bedroom One



uPVC double glazed window to the front, radiator, coved ceiling, built-in wardrobe.

Bedroom Two



uPVC double glazed window to the front, radiator, built-in wardrobe, coved ceiling.

Bedroom Three



uPVC double glazed window to the rear, radiator, built-in wardrobe, coved ceiling.

Bathroom



Newly fitted four piece suite comprising corner shower, free-standing bath with mixer tap and shower attachment, low flush WC, vanity unit with hand wash basin, radiator, Aqua panelled walls, uPVC double glazed window to the rear, coved ceiling, wood effect flooring.

Externally



The property is approached via a tarmac driveway which extends along the front of the property providing parking and turning area, access to single garage, lawned front garden. The rear garden is extensively lawned with a variety of mature shrubs and bushes. There is a paved patio to the rear of the property with access from the Utility Room. Timber storage shed.

Garage

Up and over door, uPVC double glazed window, hot water cylinder. Door to:

Workshop/Office

uPVC door and window to the rear.

W.C.

Low flush w.c. Wall mounted hand wash basin, tiled flooring, uPVC window and door.

Utilities & Services

Heating Source: Air Source heat pump

Services:

Electric: Mains. Solar Panels Fitted

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///landings.evaporate.retail

Please note that under the Estate Agents Act 1979, we must inform you that the owner of this property is related to an employee of JJ Morris.

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 0.7mbps upload and 6mbps download and Ultrafast 220mbps upload and 1800mbps 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

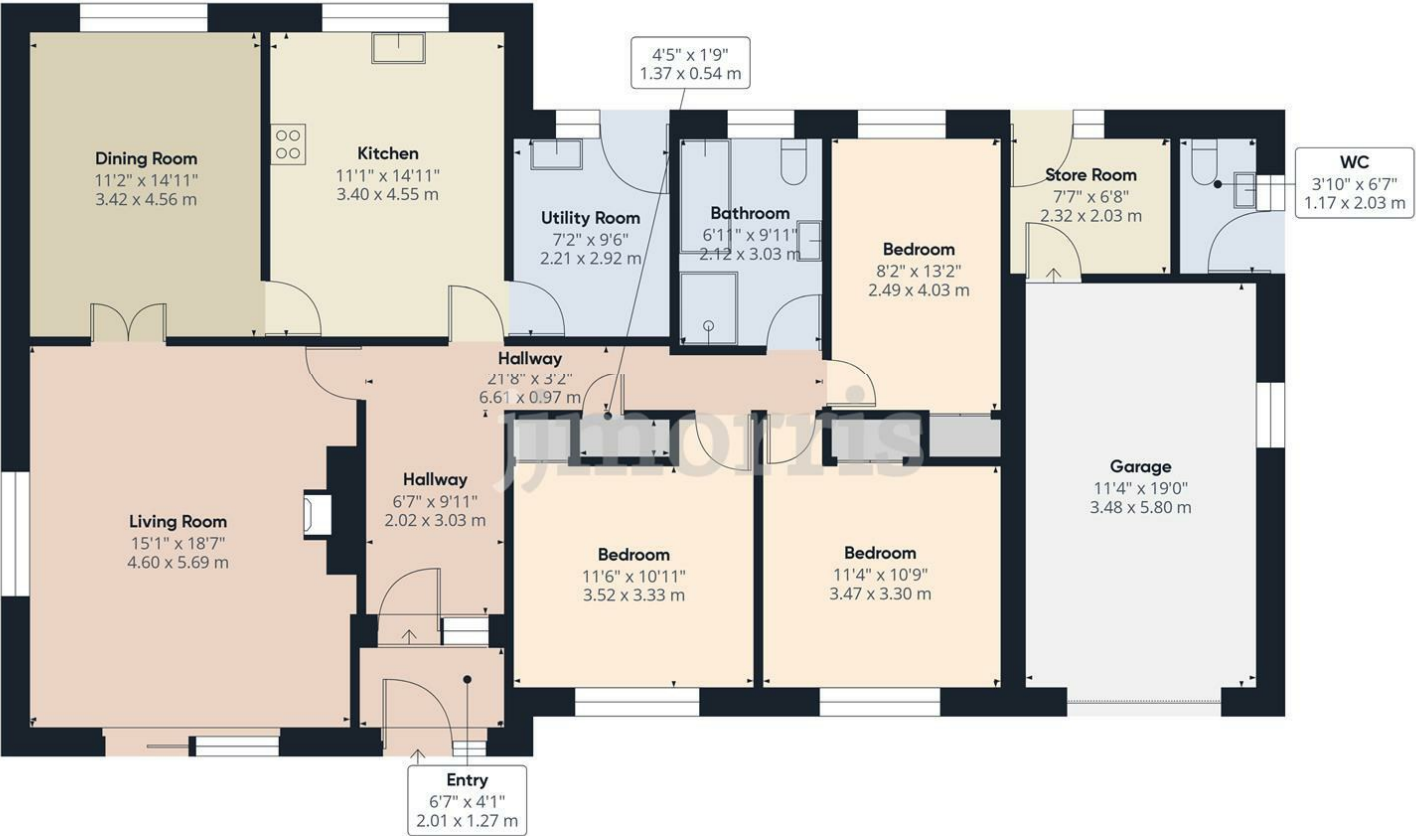
Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Likely & Data - Likely

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.

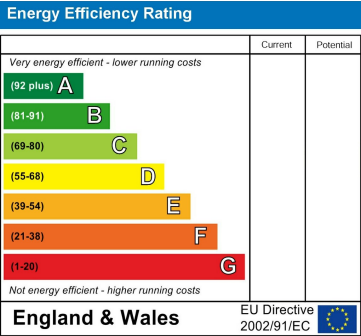
Floor Plan



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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