



Springfield High Street, Cilgerran, SA43 2SG

£275,000

A deceptively spacious Four Bedroom Cottage situated in the heart of the village of Cilgerran with accommodation comprising: Hall, Living Room, Dining Room, Kitchen/Breakfast Room, Inner Hall, Utility Room, Landing, Four Bedrooms and a Family Bathroom. Externally there is Parking, Garage and Gardens. Viewing Highly Recommended.

Composite door to:

Entrance Porch



Radiator, wood panelled ceiling, glazed internal door to:

Living Room



Feature fireplace with inset coal effect electric fire, wall lights, radiator, front aspect window, door through to inner hall, door to:-

Dining Room



Feature brick fireplace with slate hearth, front aspect window, wood panelled ceiling, radiator.

Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktops, integral oven, electric hob with extractor fan over. Space and plumbing for various appliances, space for table, fitted tiled splashback and flooring. Rear aspect window.

Inner Hall

uPVC double glazed doors to the rear, stairs rising off, under stair cupboard, quarry tiled flooring. Door to:

Utility Room



L shaped room with uPVC double glazed window, exposed beams, tiled flooring, base cabinets with worktop surface, void and plumbing for washing machine, oil fired boiler.

FIRST FLOOR

Landing



Split level landing, radiator, loft access, uPVC double glazed window to the rear, doors to:-

Bedroom One



uPVC double glazed window to the front, radiator, wall lights.

Bedroom Two



uPVC double glazed window to the front, radiator.

Bedroom Three



uPVC double glazed window to the rear, radiator.

Bedroom Four



uPVC double glazed window to the front, radiator.

Bathroom



"P" shaped bath with overhead fitting, wash hand basin, low level WC, tiled walls and floor.

Externally



Gated access to the front opens to the gravelled garden with seating area and shrubs enclosed by a dwarf wall. To the rear there is a parking area and access to:

Garage/Outbuilding



Space for parking and storage, personal door and rear aspect window.

Rear Garden



Garden mainly laid to lawn with well stocked plant beds and shrubs. Paved area with space for outdoor furniture and potting area, side gate access to the front. Oil storage tank.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

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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 2mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - Yes & Data - Yes

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.

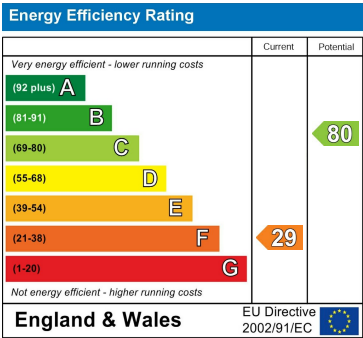
Floor Plan



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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