



Ffynnonwen , Newcastle Emlyn, SA38 9QD

£335,000

Nestled in the charming area of Beulah, Newcastle Emlyn, this delightful detached bungalow offers a perfect blend of comfort and space. Built in 1970, the property boasts five generously sized bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office. The accommodation comprises:

Entrance Hallway, Living Room, Kitchen, Dining Room, Rear Hallway, Shower Room, Attached Garage.

uPVC double glazed door with matching side panel opens to:

Hall



Wood effect laminate flooring, built in cupboard, loft access, doors to:

Living Room



Wood effect flooring, radiator, uPVC double glazed window.

Dining Room



uPVC double glazed windows to the side and rear, wood effect laminate flooring, two radiators. Door to:

Kitchen



Having a range of wall and base units with work surface

over, inset stainless steel sink, electric cooker, void and plumbing for dishwasher.

Rear Hall

uPVC double glazed door to the rear, uPVC double glazed window, radiator, stairs to the first floor. Door to the garage. Door to:

Shower Room



Tiled walk-in shower with electric shower, low flush WC, wash hand basin, double glazed uPVC window, part tiled walls, vinyl flooring.

Garage

Up-and-over door, windows, door to rear hallway.

Bedroom One



Double glazed uPVC windows, fitted base units with hand wash basin and tiled splashback, fitted wardrobes, radiator, wood effect laminate flooring.

Bedroom Two



Double glazed uPVC window, coved ceiling, radiators, wood effect laminate flooring.

Bedroom Three



Double glazed uPVC window, coved ceiling, radiator, wood effect laminate flooring.

Bedroom Four



Double glazed uPVC window, coved ceiling, radiator, fitted wardrobes, wood effect laminate flooring.

Loft Room/Bedroom Five



Double glazed uPVC window, fitted base units, fitted wardrobes, built-in storage, wooden flooring.

Externally

Set on a generous plot size of 1.71 Acres of thereabouts. The property is approached via an Off-Road Drive way with ample of road parking and space for several vehicles with access to attached garage. The Garden to the rear is Mainly laid to lawn, Mature shrubs, Bushes and Tree's and a paved patio seating area to enjoy the country side.

Utilities & Services

Heating Source: Oil central heating

Services: Mains Electric:

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion

Construction: Please note that the majority of the bungalow is of cavity wall construction, but a small element is timber framed.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///accent.fidelity.telephone

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 0.1mbps upload and 1mbps download and Superfast 8mbps upload and 48mbps 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 mobile coverage

EE - Variable outdoor

Three - Variable outdoor

O2 - Variable outdoor

Vodafone. - Variable outdoor

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.

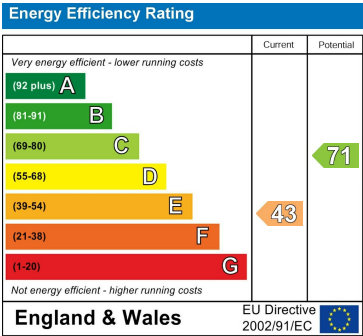
Floor Plan



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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