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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS









Brynderi, 45 Parc Yr Ynn, Llandysul, SA44 4JU

# Offers In The Region Of £315,000

A deceptively spacious three bedroom detached bungalow which is set on a good sized corner plot with gardens to all four sides. The accommodation comprises: hall, living room, kitchen/diner, three bedrooms and a modern four piece bathroom. The property is a short walk from the local super school, shops, GP surgery and only a short 20 minute drive to fabulous New Quay, West Wales.

### **Entrance Hall**





Built-in storage, cupboard storing boiler, coved ceiling, loft Upvc window, coved ceiling, radiator. access, radiator, doors to:-

# **Living Room**





Coal effect electric fire with feature surround, Upvc window, coved ceiling, radiators, sliding door to the garden.

### Kitchen





Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink unit, integrated fridge and dishwasher, counter top electric hob with extractor fan over, built-in microwave and oven, coved ceiling, Upvc window, part tiled walls, wood effect flooring, door to:-

### Garage





Base unit with stainless steel sink unit, part tiled walls, part tiled floor, Upvc window, electric garage door, door to garden.

### **Bedroom One**





### **Bedroom Two**





Upvc window, coved ceiling, radiator, built-in wardrobes.

# **Bedroom Three**





Upvc window, coved ceiling, radiator, built-in wardrobes.

# **Bathroom**





Integrated low flush WC, corner bath, corner walk-in shower with electric shower, base unit with hand wash basin over, Upvc window, part tiled walls, tiled flooring, coved ceiling, radiator.

## **Externally**





The property is approached via a tarmac driveway which provides parking for several vehicles and provides access to the garage. A resin pathway extends to both sides and continues around to the rear, which benefits from a good sized resin patio. To the side there is a further paved patio area, decorative gravel and oil storage tank. To the opposite side there is a lawned garden with mature shrubs and bushes. The property is bounded by mature hedging.

### **Utilities & Services**

Heating Source: Oil central heating

Services: Mains

**Electric: Mains** 

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession

upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///transmits.traffic.shell

# **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 1mbps upload and 14mbps download, and Ultrafast 220mbps upload and 1000mbps 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 - Limited & Data - Limited

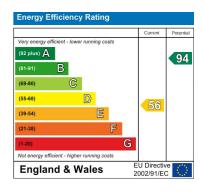
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



# Area Map

# Thomas Dr M S Llynyfran Surgery Mell St Well St Was data ©2025

# **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.