



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 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



Upvc window, coved ceiling, radiator.

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](https://www.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

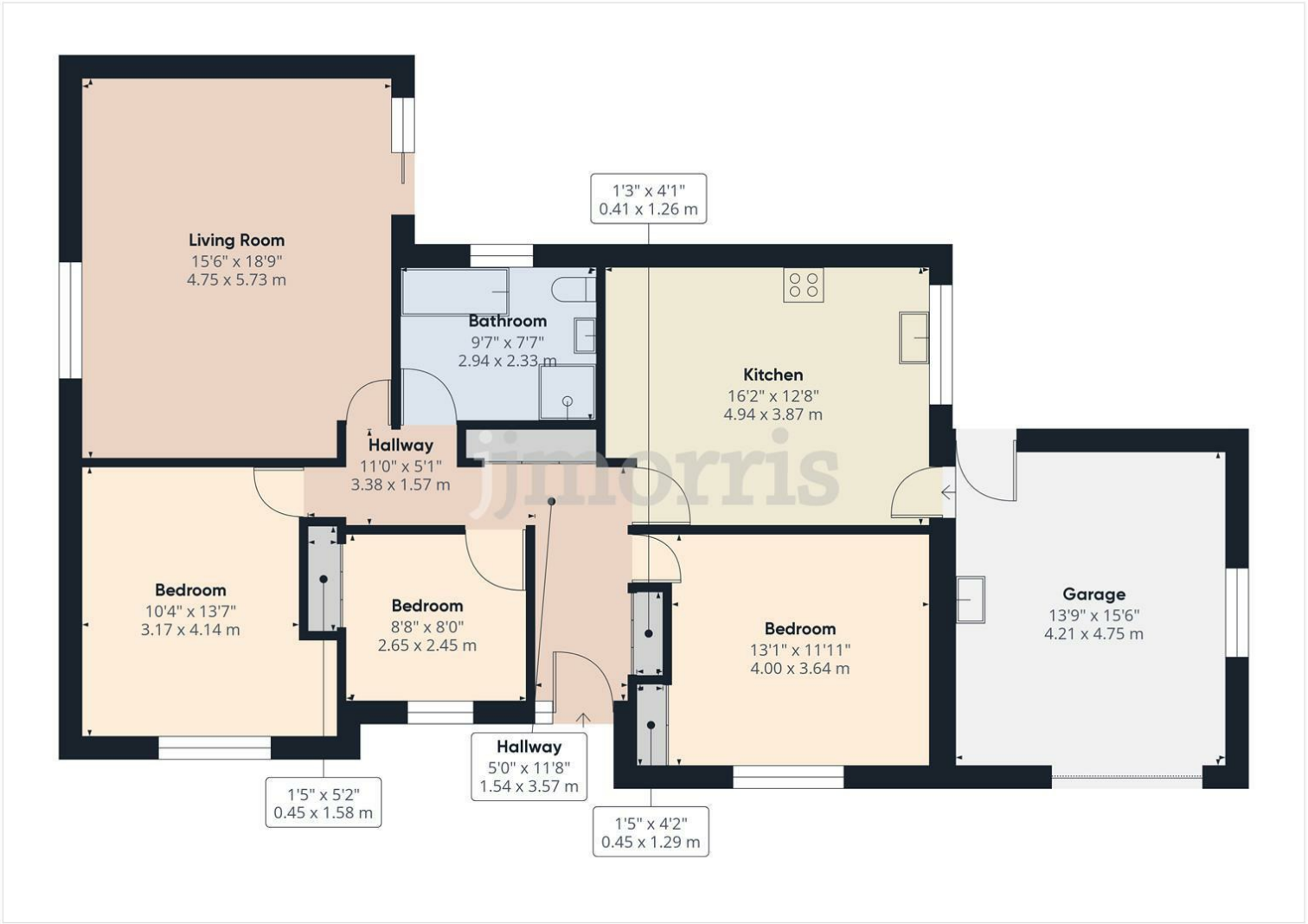
Three Voice - Limited & Data - Limited

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](https://www.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.

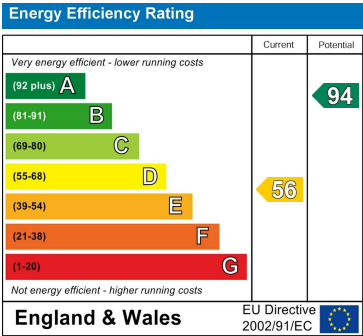
Floor Plan



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.