



3 Gelliwen, Llechryd, SA43 2PQ

£249,950

A good sized Three Bedroom Detached Bungalow situated in the favoured village of Llechryd, just a short distance from the market town of Cardigan. The accommodation comprises: Porch, Hall, Living Room, Kitchen/Diner, Rear Lobby, W.C. Pantry, Inner Hall, Three Bedrooms and a Family Bathroom Externally, there is Parking, Garage and Gardens.



Glazed entrance door with side panel.

### Porch

Glazed door to:-

### Hall



Cloak cupboard, radiator, loft access, doors to:-

### Living Room



Upvc double glazed bow window to the front, Upvc double glazed window to the side, coved ceiling, two radiators.

### Kitchen/Diner



Having a range of wall and base units, stainless steel sink unit with mixer tap, space for electric cooker, tiled splashback, glazed window to the side, space for table, cupboard with "Grant" oil fired boiler, tiled floor. Glazed door to:-

### Rear Lobby

Doors to parking area, rear garden and garage.

### Pantry Cupboard

### WC

Returning to main hall, doors to:-

### Inner Hall



Airing cupboard with shelving and hot water cylinder.

### Bedroom One



Upvc double glazed window to the front, radiator, coved ceiling.

### Bedroom Two



Upvc double glazed window to the rear, radiator, coved ceiling.

### Bedroom Three



Upvc double glazed window, radiator, coved ceiling.

### Bathroom



Panel bath with shower and folding screen over, vanity unit with hand wash basin, low flush WC with concealed cistern, tiled walls and floor, heated towel rail, Upvc double glazed window.

### Externally

Lawned gardens to two sides with mature hedgerow boundaries, parking to the rear, leading to the garage. Oil storage tank.

### 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 Standard speeds up to 1 mbps upload and 17 mbps download, Superfast 20 Mbps upload and 80 Mbps 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 - No & Data - No

O2: Voice - Yes & Data - No

Vodafone: Voice - No & Data - No

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.

### Utilities & Services

Heating Source: Oil central heating.

Services: Mains Electric:

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band D

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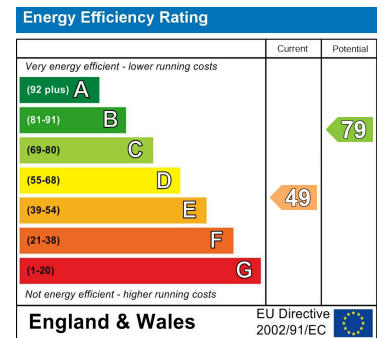
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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