



## Tegfan , Aberbanc, SA44 5NP

**£150,000**

A delightful cottage situated in the picturesque village of Aberbanc, close to Penrhiwllan, between the towns of Llandysul and Newcastle Emlyn, which are approximately 4 miles away. Situated in the Teifi Valley, between the towns of Carmarthen and Cardigan, the property retains much of its character and charm with original features.

The accommodation comprises: living room with woodburner, dining room, kitchen and bathroom. To the First Floor there is a large landing/study/occasional bedroom and the main bedroom off.

A superb garden area to the front and side of the property with parking for a single vehicle which could be extended, an abundance of scattered shrubs, flowers and mature trees add to the seclusion of the property. The property benefits from a newly installed air source heat pump and solar panels.

Entrance door to:-

## Living Room



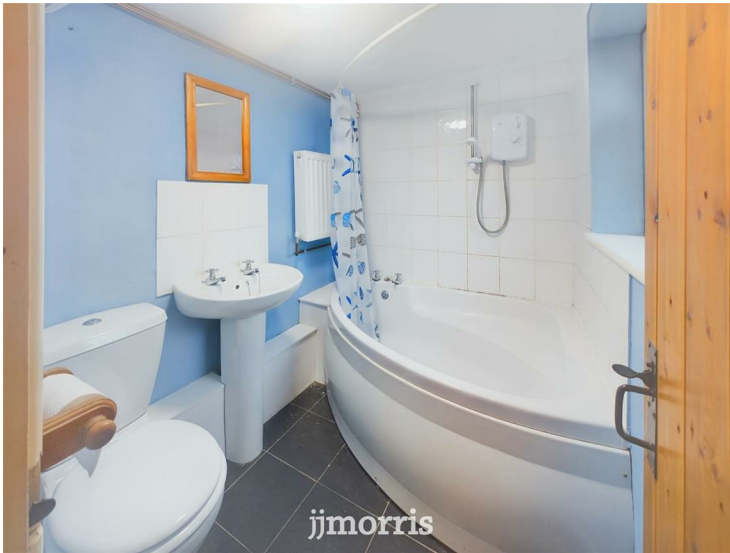
Wood burner inset to stone surround, window to the front and side, radiator, slate flooring, wood beams, understairs store cupboard.

## Kitchen



Having a range of wall and base units with worktops over, stainless steel sink unit with single drainer, space for cooker, radiator

## Bathroom



Suite comprising of corner bath, wash hand basin, low level WC, tiled walls, opaque window to the rear, radiator.

## Dining Room



Window to the front, part exposed stone wall, beam ceiling, radiator.

Staircase to:-

## Landing



Wooden floor, window to the front, exposed beams, radiator, door to:-

## Bedroom



Part exposed stone wall, exposed "A" frames and beams, window to front and side, radiator.

## Externally



A parking area for single vehicle which could be extended for further parking. Garden area to the front and side of the property with an abundance of scattered shrubs, flowers and mature trees. Secluded little seating areas from the garden looking down on the river below.

## 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 0.8mbps upload and 6 mbps download, Ultrafast 220 mbps upload and 100 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 - No Data - No

Three Voice - Yes Data - Yes

O2 Voice - No 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: Air Source Heat Pump

Services: Mains Electric

Water: Mains

Drainage: Mains

Local Authority: Ceredigion County Council

Council Tax: Band B

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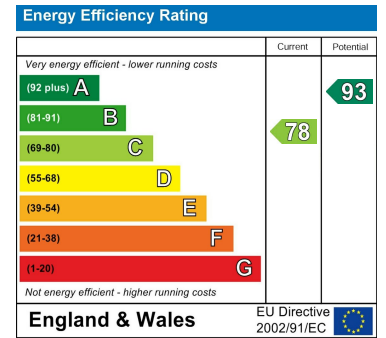
## Floor Plan



## 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.