



jjmorris.com



Maes Yr Awel, Eglwyswrw

£400,000 Freehold

Spacious Detached Bungalow • Three Bedrooms • Countryside Location • Generous Gardens

Contact Cardigan Office

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Canopy Porch

Quarry tiled flooring, glazed door opens to:

Hall

Radiator, airing cupboard housing hot water cylinder, doors to:

Living Room

Feature fireplace with wood burning stove, set on a slate hearth with stone surround and slate mantle. Double glazed patio doors, dual aspect windows.

Kitchen/Diner

Having a good range of wall and base units with work surface over, inset sink unit, tiled splash back, oil fired Rayburn providing oven and domestic hot water, tiled flooring, dual aspect windows, radiator, space for dining table.

Utility Room

Base units with work surface over, stainless steel sink unit, void and plumbing for washing machine, electric cooker, space for fridge/freezer. Tiled flooring, two windows. Loft access. Glazed door to:

Porch

Double glazed windows to three sides, tiled walls and flooring, uPVC door.

Bedroom One

Window to the side, range of built in wardrobes, radiator.



Bedroom Two

Window to the rear, radiator.

Bedroom Three

Window to the rear, radiator.

Bathroom

A spacious room with panel bath, corner shower, vanity unit with basin, toilet, radiator, tiled walls and floor, shaver socket, extractor fan, window.

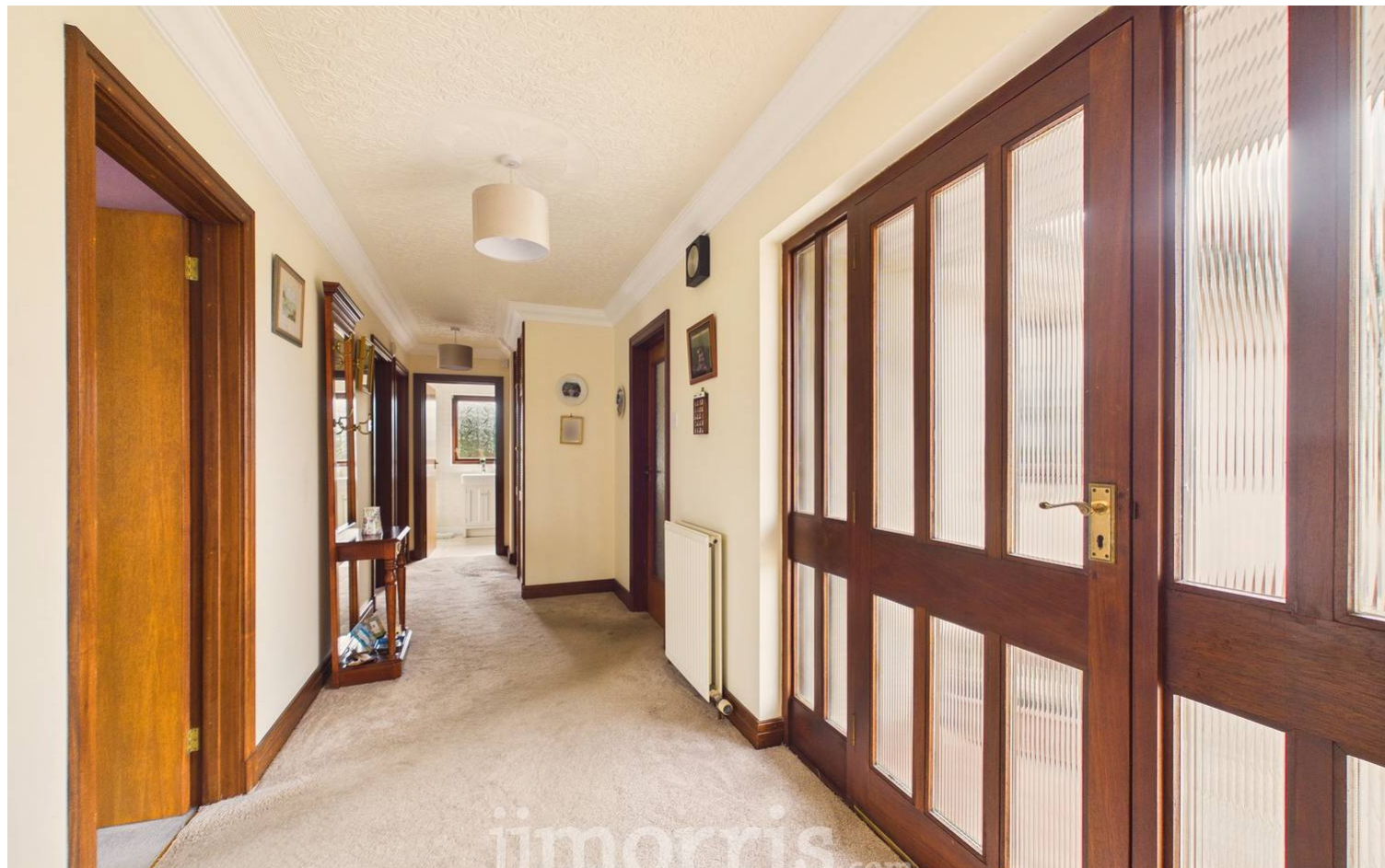
Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Private Drainage: Private Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: ///typified.turned.faster

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 0.4mbps upload and 2mbps download and Ultrafast 220mbps upload and 1800mbps 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 - Good outdoor, variable indoor. Three - Good outdoor, variable indoor. O2 - Good 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.



GARDEN

The property is accessed onto a private drive way providing parking, lawned garden with mature shrubs and bushes. Good sized patio area with patio doors to the living room.



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