



Penrhiw , Carreg Wen, Llechryd, SA43 2PJ

**£289,950**

A two bedroom detached bungalow situated in a rural hamlet, just a short distance from Llechryd and Cardigan, enjoying far reaching countryside views to the rear. The accommodation comprises: porch, hall, cloakroom, living/dining room, conservatory, kitchen, utility room, two bedrooms and a four piece bathroom. Externally, there is parking, garage and gardens.



Accommodation comprises:-

uPVC double glazed door opens to:-

### Porch

Wooden glazed door opens to:-

### Hall

Electric storage heater, built-in cupboard, doors to:-

### "L" Shaped Living and Dining Room

Double glazed windows to the front elevation, feature coal effect fire with a stone surround and wooden mantle over, wall lights, coved ceiling, sliding doors to:-

### Conservatory

uPVC double glazed windows to three sides, polycarbonate roof, tiled flooring, double doors to the rear garden.

### Kitchen

Having a range of wall and base units with worktop surface over, inset stainless steel sink unit with drainer and mixer tap, electric hob, oil-fired Rayburn, glazed display cabinets, tiled flooring, built-in double electric oven, built-in fridge and freezer, uPVC double glazed window to the rear elevation enjoying far reaching views over the adjoining countryside.

### Utility Room

Having a range of wall and base units with inset stainless steel sink unit, void and plumbing for washing machine and dishwasher, space for fridge, tiled walls and floor, uPVC double glazed window and door to the rear elevation.

### Bedroom One

Having a range of built-in furniture, including wardrobes, bedside cabinets and overbed storage, uPVC double glazed window, radiator.

### Bedroom Two

uPVC double glazed window to the rear enjoying far reaching views, built-in wardrobes, wood effect flooring.

### Bathroom

A four piece suite comprising panel bath with mixer tap and shower attachment over, low flush WC, pedestal hand wash basin, built-in shower, airing cupboard, tiled walls, uPVC double glazed window, radiator.

### Cloakroom/WC

Low flush WC, pedestal hand wash basin, tiled walls, radiator, uPVC double glazed window.

### Externally

The property is approached via a gated entrance which opens onto a block paved driveway and turning area, with access to the double garage, The front garden has a range of flowers and shrubs and a greenhouse. To the side of the property there is an oil storage tank. The rear garden is mainly laid to lawn with a variety of mature shrubs and bushes, patio area, timber Summer House, timber Shed,

mature hedgerows, enjoying far reaching views over the adjoining countryside.

### Utilities & Services

Heating Source: Oil-fired central heating

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words: ///manicured.consented.dwelled

### 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 0.9mbps upload and 9mbps 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 only)

Three - Variable indoors, good outdoors

O2 - Good (outdoor only)

Vodafone. - Good (outdoor only)

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.

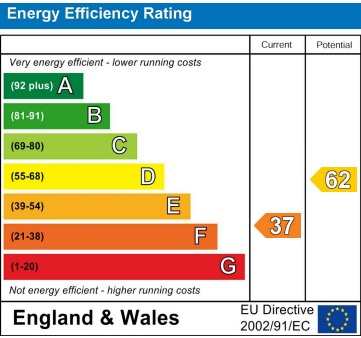
Floor Plan



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.

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