



11 Blaen Treweryll, Blaenffos – SA37 0JH

Boncath

£230,000



11 Blaen Treweryll

Blaenffos, Boncath

A Three Bedroom Semi-Detached property situated within the village of Blaenffos, between the towns of Crymych and Cardigan. The accommodation comprises: Entrance, Living Room, Kitchen/Dining Room, Side Entrance, WC, First floor Landing, Three Bedrooms and a Family Bathroom. Externally There is ample off-road parking, access to the rear which has a lawned area and a paved patio seating space.

Council Tax band: C

Tenure: Freehold

- On the First Floor: Three Bedrooms and a Family Bathroom
- Situated within the Village of Blaenffos
- Externally there is Ample Off-Road Parking to the Fore with Lawned Area and a Paved Patio Area to the Rear
- A Three Bedroom Semi-Detached Property
- The Accommodation Comprises: Entrance, Living Room, Kitchen/Dining Room, Side Entrance, WC.





Entrance

Stairs rising off to the first floor

Living Room

Under stairs storage, double glazed Upvc window to the front, radiator, exposed flooring, door to :-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, integrated hob with extraction built over, void and plumbing for washing machine/dishwasher, void for dryer, space for undercounter fridge, part tiled walls, tiled flooring, double glazed Upvc window to the side, sliding Upvc door to the rear, radiator, door to :-

Side Entrance

Loft access, tiled flooring, boiler, door to :-

WC

Low flush WC, pedestal wash basin , part tiled wall, tiled flooring, radiator, double glazed Upvc window to the rear

First floor

Landing

Loft access, built in storage, exposed flooring, doors to :-

Bedroom One

Double glazed Upvc window to the rear, radiator, exposed flooring

Bedroom Two

Double glazed Upvc window to the rear, radiator, exposed flooring

Bedroom Three

Double glazed Upvc window to the front, radiator, exposed flooring



Family Bathroom

Low flush WC, pedestal wash basin, P shaped bath with fitted shower and extraction over, part tiled walls, double glazed Upvc window to the front, radiator, exposed flooring

Externally

The property is approached via a tarmac driveway with ample off-road parking, access to the rear which has a lawnd area and a paved patio seating space.

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 1800mbps upload and 0-220mbps 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 - Yes & Data - Yes O2 Voice - Yes & Data - Yes Vodafone. Voice Yes & Data - Yes 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

Services :

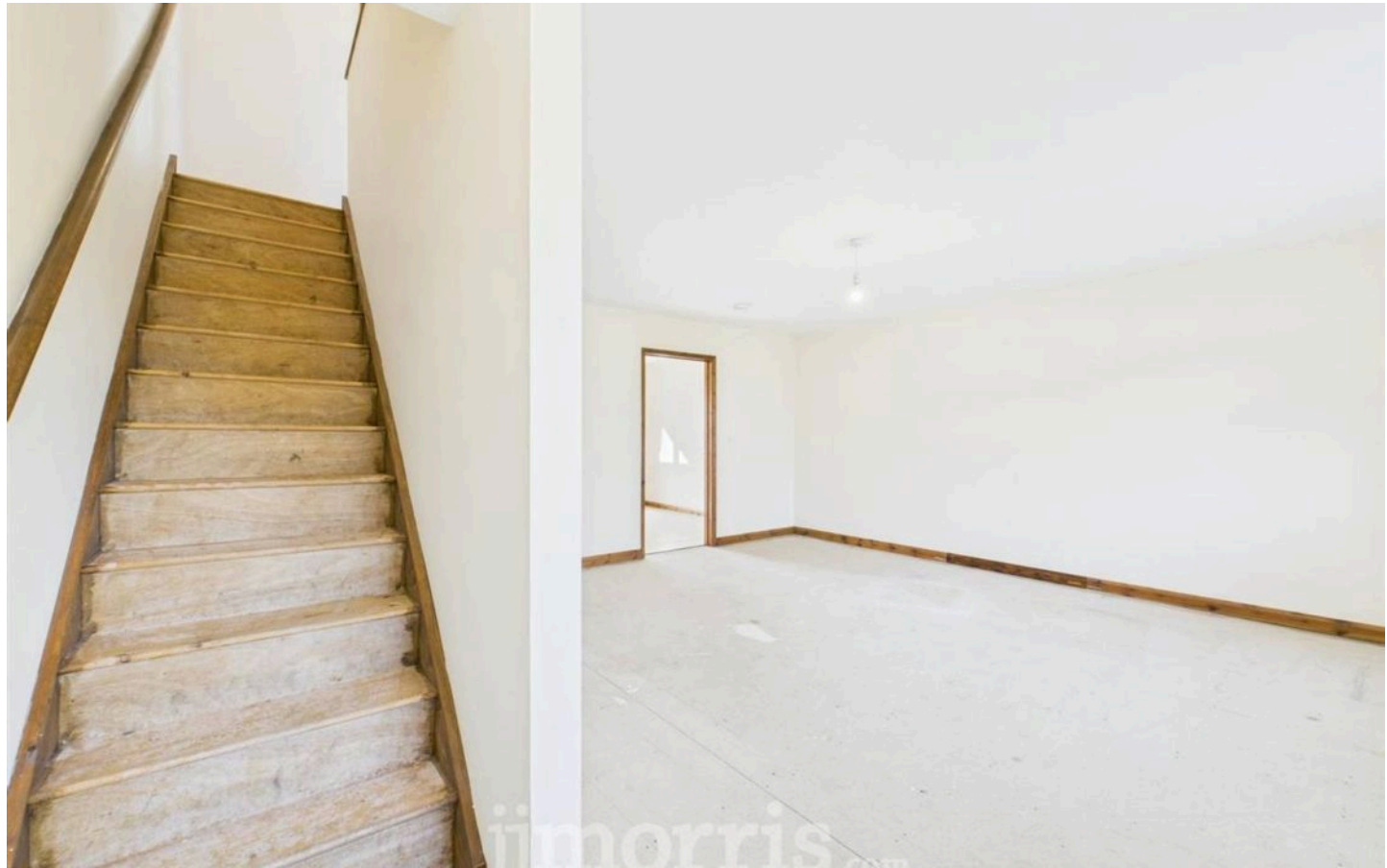
Heating Source: Oil Central Heating

Electrics: Mains

Water: Mains

Drainage: Mains

What3Words : ///swaps.uncouth.moved







jjmorris.com

JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • cardigan@jjmorris.com • <http://jjmorris.com>

