



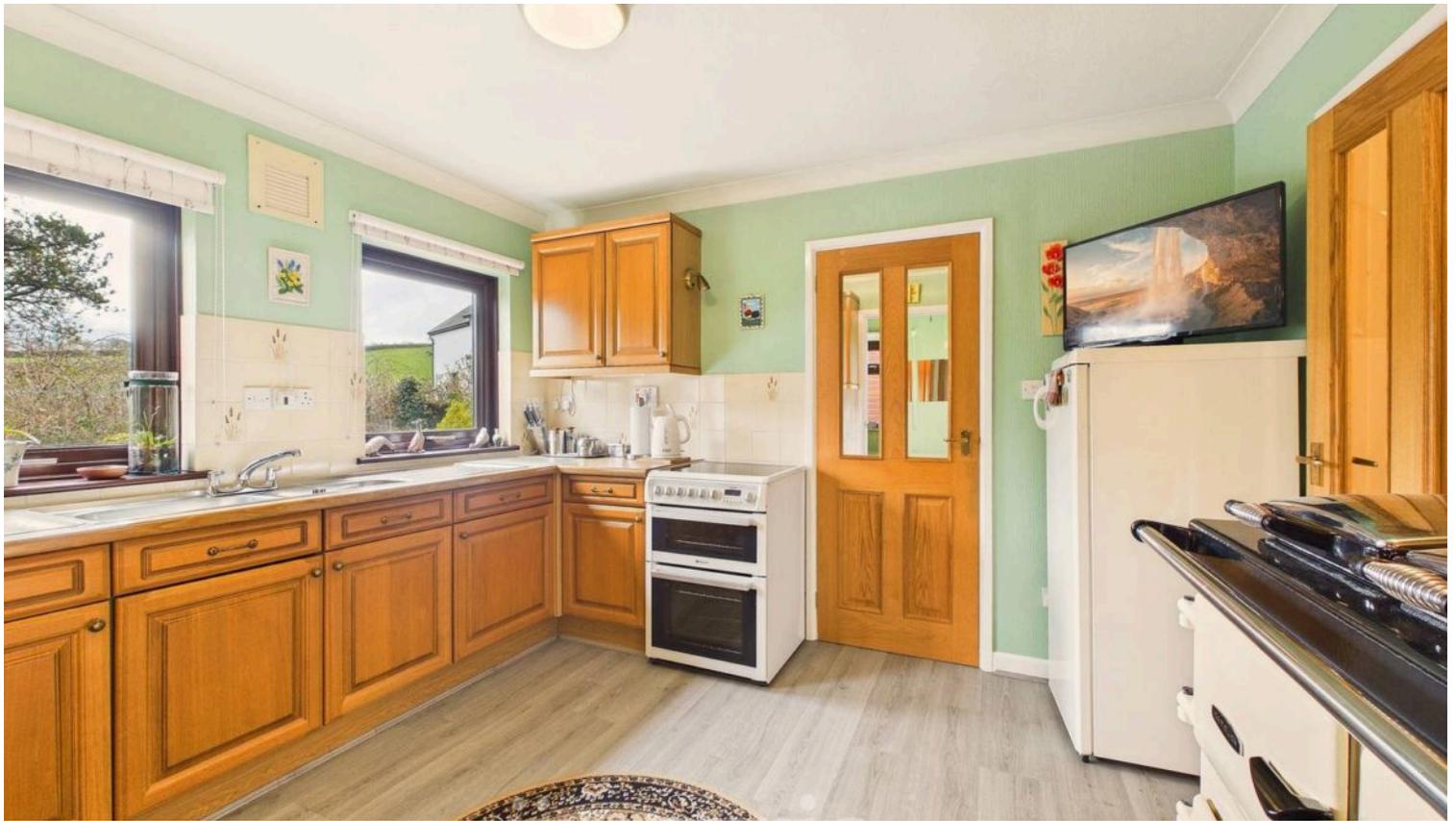
Cartref, Carregwen, Llechryd – SA43 2PJ

£299,950 Freehold

A deceptively spacious three bedroom bungalow situated in the small Hamlet of Carregwen, near to Llechryd. The property has been well maintained and provides well planned accommodation to include: hall, living room, dining room, kitchen, utility, w.c. Rear porch, three bedrooms, all of which have fitted furniture. There is also a modern shower room. The property is set on a generous plot with plenty of out door space for the garden enthusiast.

Council Tax band: F

Tenure: Freehold



Accommodation Comprises:

uPVC double glazed door with glazed panels to:

Hall

Two radiators, airing cupboard, doors to:

Living Room

uPVC double glazed windows to three sides, feature coal effect fire set in a stone surround with wooden mantle over, two radiators, arch to:

Dining Room

uPVC double glazed window, radiator, door to:

Kitchen

Having a range of wall and base units with work surface over, inset twin bowl sink unit with mixer tap and drainer. Tiled splash back, space for cooker, Modern Rayburn range, wood effect flooring, space for fridge, two uPVC double glazed windows.

Utility Room

Range of wall and base units, stainless steel sink unit with drainer, tiled splash back, void and plumbing for washing machine, uPVC double glazed window, wood effect flooring.

W.C.

Low flush toilet, tiled walls, vanity sink unit, uPVC double glazed window.



Rear Porch

uPVC double glazed door to the rear, uPVC double glazed window, tiled flooring, storage cupboard.

Bedroom One

Two uPVC double glazed windows overlooking the rear garden, fitted wardrobes with matching furniture, two radiators.

Bedroom Two

Fitted with a range of matching furniture to include wardrobes, bedside cabinets and drawers, uPVC double glazed window, radiator.

Bedroom Three

uPVC double glazed window, radiator, fitted wardrobes and matching furniture.

Shower Room

A modern, three piece suite with corner enclosure with electric shower, hand wash basin with vanity unit below, low flush w.c. Tiled walls, heated towel rail, uPVC double glazed window.

Garage

Up and over door, window.





Utilities and Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C

What3Words:///backswing.seemingly.bumping

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 10mbps 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 Three Good outdoor, variable indoor O2 Good outdoor Vodafone. Good 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.





You can include any text here. The text can be modified upon generating your brochure.