



jjmorris.com



Gwynfan, Penparc

£265,000 Freehold

Well presented three bedroom semi detached bungalow • Good sized rear lawn • Single car garage • Ample off road parking • Council Tax – Band C • EPC Rating – D (60)

Contact Cardigan Office



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Porch

Laminate wood effect flooring, uPVC double glazed door and windows, uPVC door to garage, LED down lighters triggered via PIR sensor at night.

Garage

Up-and-over door, uPVC double glazed window.

Hallway

Wooden floor, radiator, coved ceiling, loft hatch, doors to:-

Kitchen

Having a range of wall and base units with worktop surfaces over, stainless steel sink unit with mixer tap over, tiled splashback, tiled floor, radiator, uPVC double glazed windows and door to the side, coved ceiling.

Living Room

uPVC double glazed windows, coved ceiling.

Bedroom One

Radiator, uPVC double glazed window.

Dining Room/Bedroom Two

Wooden floor, radiator, uPVC double glazed window.

Bedroom Three

Radiator, uPVC double glazed window.





Bathroom

Bath with shower over, hand wash basin, WC, tiled floor, towel rail, storage cupboard, uPVC double glazed window.

Utilities and Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///trappings.domestic.splash

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 0.7mbps upload and 6mbps download and Superfast 20mbps upload and 76mbps 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.

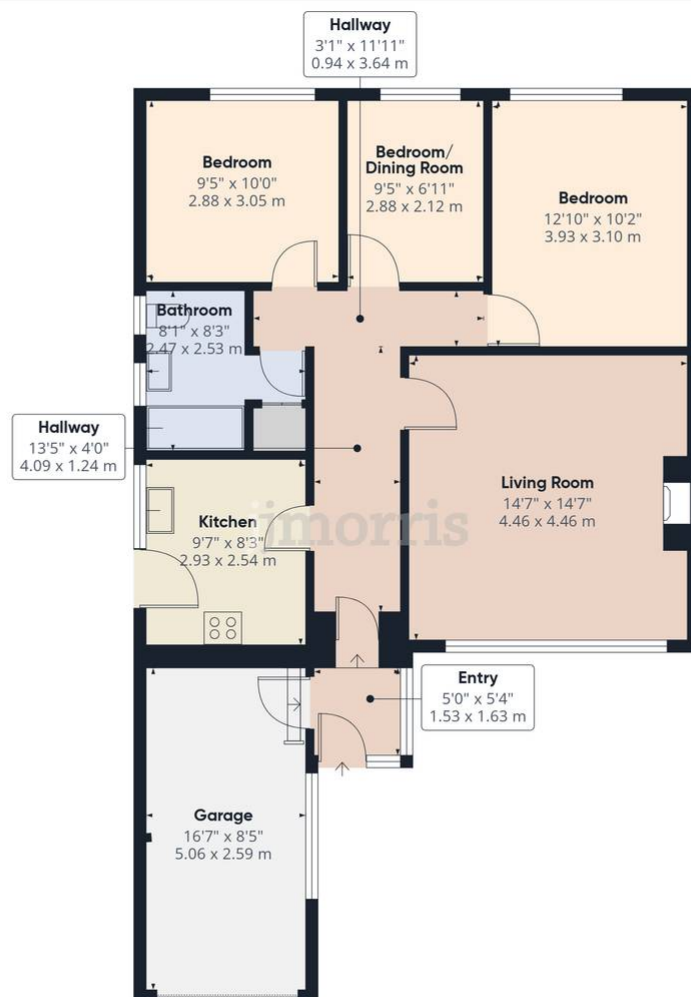
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor, variable indoor. Three - Good outdoor, variable indoor. O2 - Variable outdoor. Vodafone. - Good outdoor, variable indoor. 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 enjoys ample off-road parking to the front with a paved patio area, with convenient side access leading to a well-maintained rear garden comprising a generous lawn and an attractive decked area, perfect for relaxing and entertaining.



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