



jjmorris.com



Moelfre, Hermon

£395,000 Freehold

Four Bedroom Detached House • Master Bedroom With En-suite • Good Sized Plot • Convenient Location

Contact Cardigan Office



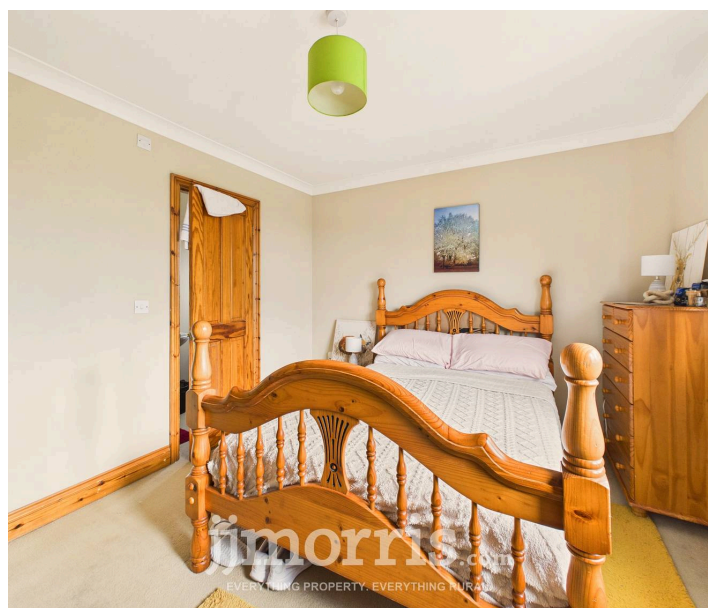
5 High Street, Cardigan,
Ceredigion SA43 1HJ



01239 612343



cardigan@jjmorris.com



Hallway

uPVC glazed door, vinyl wood effect flooring, radiator, stairs rising off to first floor, coved ceiling, doors to:-

WC

Hand wash basin, WC, radiator, uPVC window, tiled walls, vinyl parquet flooring, coved ceiling.

Kitchen

Having a range of wall and base units with worktop surfaces over, integrated oven and hob, stainless steel sink unit with mixer tap over, uPVC double glazed window, vinyl wood effect flooring, coved ceiling.

Utility

Having a range of wall and base units, sink with mixer tap over, uPVC double glazed window, towel rail, tiled floor, coved ceiling, uPVC door to rear garden.

Living Room

Log burner on slate hearth, coved ceiling, vinyl wood effect flooring, radiator, uPVC double doors to rear garden, uPVC double glazed window.

Landing

Airing cupboard, loft hatch, uPVC double glazed windows, radiator, coved ceiling.

Bedroom One

Radiator, coved ceiling, uPVC double glazed window.



Ensuite

Hand wash basin, shower, WC, coved ceiling, uPVC double glazed window.

Bedroom Two

Radiator, uPVC double glazed window, coved ceiling.

Bathroom

Hand wash basin, bath with shower over, WC, tiled floor and walls, coved ceiling, uPVC double glazed window.

Bedroom Three

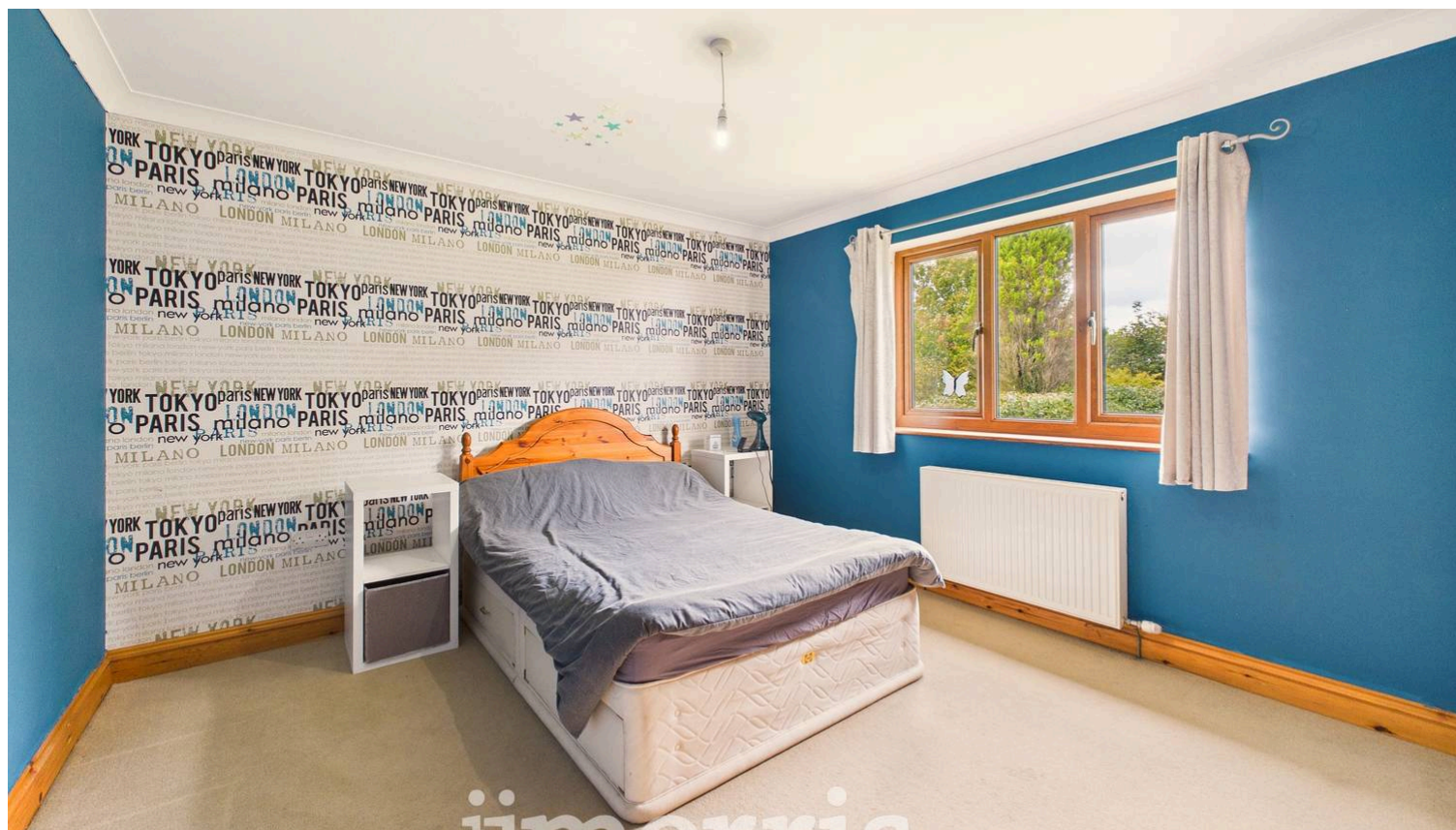
Radiator, coved ceiling, uPVC double glazed window.

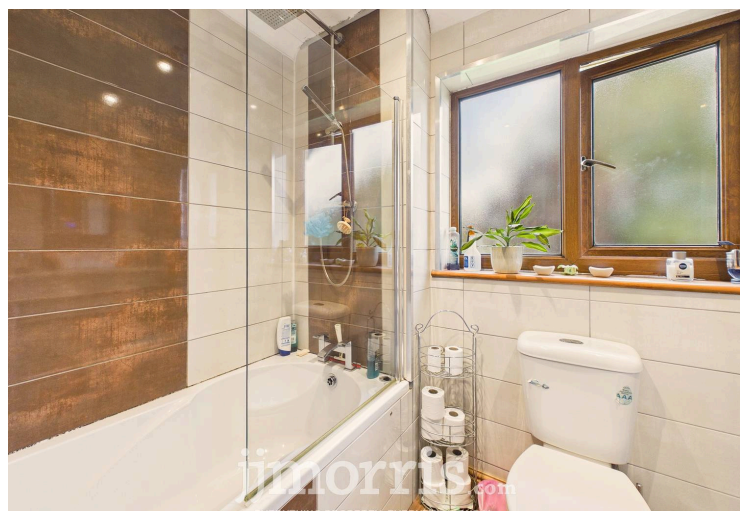
Bedroom Four

Radiator, coved ceiling, uPVC double glazed window.

Utilities & Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Septic Tank Tenure: Freehold and available with vacant possession upon completion Local Authority: Carmarthenshire County Council Council Tax: Band F What3Words: ///confirms.varieties.pelt





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 0.4mbps upload and 3mbps download and Superfast 20mbps upload and 80mbps 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.



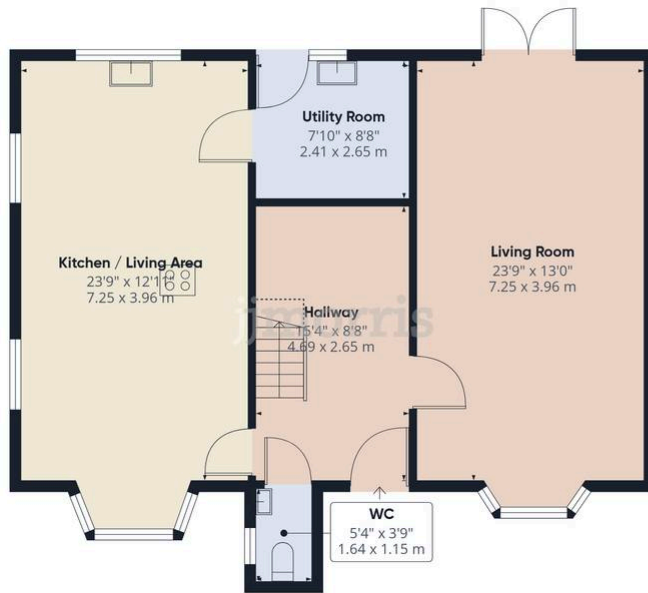
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Variable outdoor. Vodafone. - Poor to none 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.

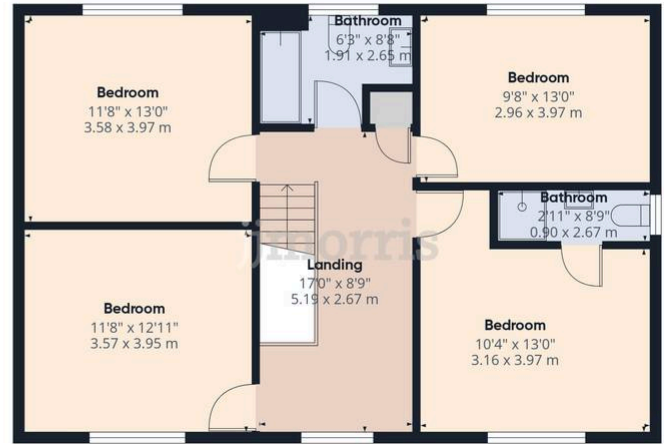


GARDEN

The property benefits from ample off-road parking to the front, with well-maintained lawns to either side of the driveway. Gated, wraparound access leads to the rear garden where steps rise to a generous lawned area. To the side of the property is a detached garage featuring an up-and-over door to the front and a uPVC glazed door providing access to the rear.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

