



Villa Rosa, Panteg Cross – SA44 4SJ

£320,000 Freehold

A deceptively spacious detached bungalow provides a comfortable and well-balanced living environment, combining space with practical features. Offering three generously sized bedrooms, the property is ideal for families or those looking to enjoy a quieter semi-rural lifestyle. The accommodation includes a bright and welcoming living room, alongside a separate dining area with patio doors that make the most of the pleasant countryside outlook. The kitchen is of a good size, providing ample room for both everyday use and entertaining. The bungalow is fitted with oil-fired central heating, ensuring year-round comfort. The integral garage, together with the adjoining utility room, offers scope for conversion (subject to the necessary consents), presenting an opportunity to create additional living space or adapt the layout to suit individual needs.



Council Tax band: E

Tenure: Freehold

Entrance

uPVC glazed door, radiator, storage cupboard, coved ceiling, airing cupboard, loft hatch.

Sitting Room

Multi-fuel burner with slate tiled hearth and brick surround, uPVC double glazed windows, radiator, coved ceiling.

Dining Room

Built-in storage units, radiator, coved ceiling, uPVC double glazed sliding doors to patio.

Kitchen

Having a range of fitted wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, tiled splashback, tiled floor, radiator, coved ceiling, uPVC door to rear garden.

Bedroom One

Radiator, coved ceiling, uPVC double glazed window.

Bedroom Two

Built-in wardrobe, radiator, coved ceiling, uPVC double glazed window.

Bedroom Three

Built-in wardrobe, coved ceiling, radiator, uPVC double glazed window.



Bathroom

Bath, shower, WC, hand wash basin, towel rail, tiled floor, part tiled walls, radiator, double glazed window, coved ceiling.

Laundry Room

Space for white good, eye level storage units, tiled floor, tiled walls, door to:-

WC

WC, hand wash basin, tiled walls, double glazed window, door to Garage.

Garage

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 E What3Words: ///boot.imparting.puffed





Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Variable outdoor Three - Good outdoor 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.

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.



GARDEN

Outside, the property benefits from a spacious front driveway providing off-road parking for several vehicles, together with a front garden laid mainly to lawn and bordered by mature shrubs. To the rear, the attractive garden is a particular highlight, featuring a patio area ideal for alfresco dining while enjoying views over the surrounding open countryside. The garden is laid mainly to lawn with established flowers and shrubs, creating a pleasant and peaceful outdoor space.



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