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Estate Agents



Ty Twt, Cwm Cou – SA38 9PR

£400,000 Freehold

Two Bedroom Detached Bungalow situated in a rural setting on the outskirts of Cwm-Cou just Two miles away from the market town of Newcastle Emlyn. The town offers a good range of everyday amenities including shops, schools, healthcare services and leisure facilities. The property briefly comprises: Entrance Hall, Living Room, Kitchen/Dining Room, Utility, Two Bedrooms and a Family Bathroom. Immediately adjoining the property is 5 Acres or thereabouts divided into three paddocks also There is also a sand school/menage.

Council Tax band: D

Tenure: Freehold

EPC – D (61)



Situation

Cwm Cou is a small rural hamlet in Cardiganshire (Ceredigion), West Wales, characterised by open countryside, agricultural land, and a peaceful, sparsely populated setting. The area lies within easy reach of nearby villages and market towns, while retaining a strong sense of seclusion and traditional Welsh rural character.

Entrance

Tiled Flooring, Doors to:-

Hallway

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

Living/Dining Room

Log burner on slate tiled hearth and feature surround, double glazed Upvc window, coved ceilings, radiator, wooden flooring.

Kitchen

Having a range of wall and base units with complimentary work top surfaces, stainless steel sink and drainer, plumbing for dishwasher, gas hob with extraction over, built in oven and grill, double glazed Upvc window, coved ceilings, radiator, spot lights, part tiled walls tiled flooring, door to:-



Utility

Double glazed Upvc window, boiler, coved ceilings, spot lights, plumbing for washing machine/dishwasher, space for dryer, space for fridge freezer, fuse box, tiled flooring.

Bedroom One

Double glazed Upvc patio sliding doors, part wooden cladding walls, radiator, wooden flooring.

Bedroom Two

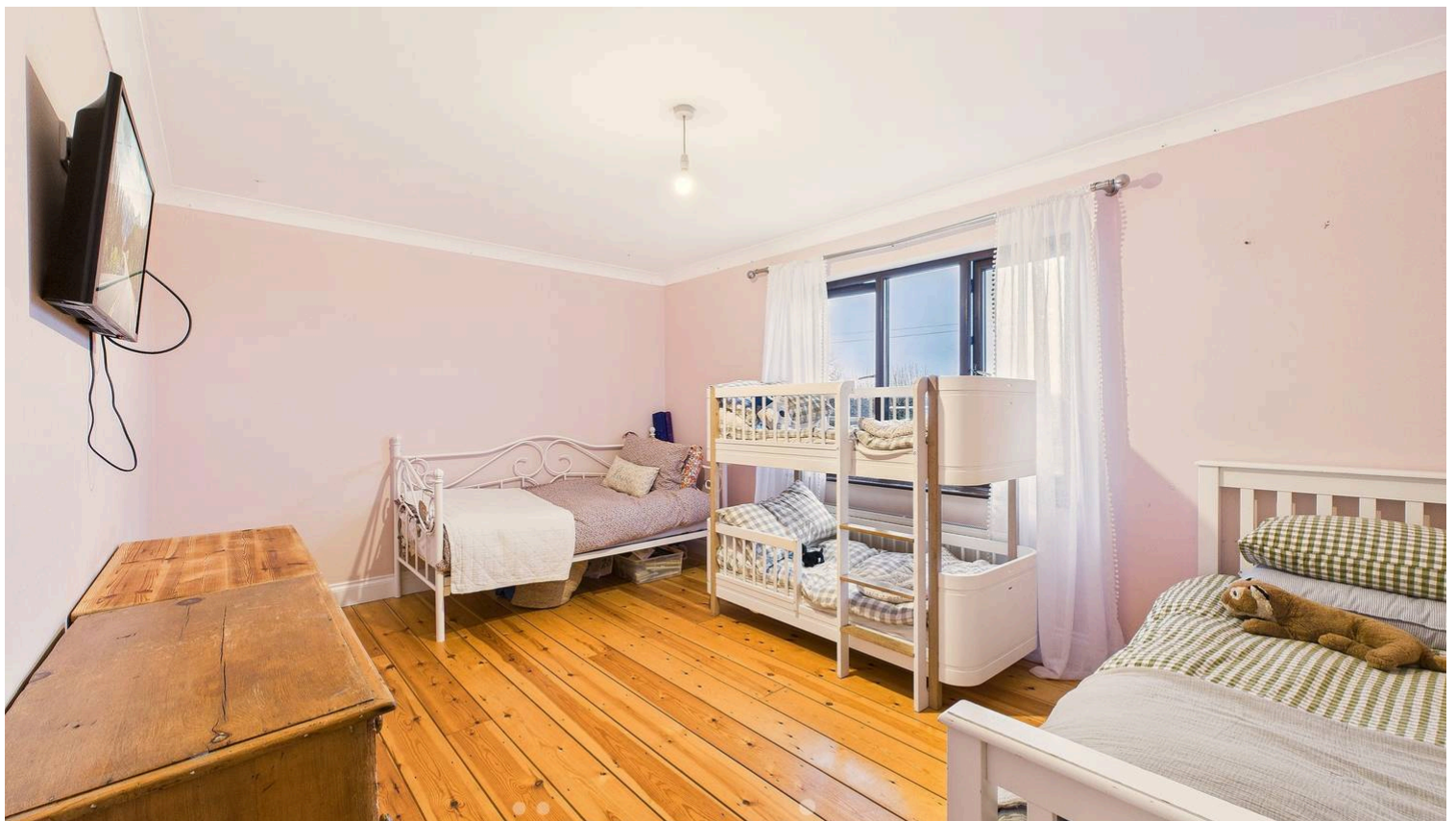
Double glazed Upvc window, radiator, coved ceilings, wooden flooring.

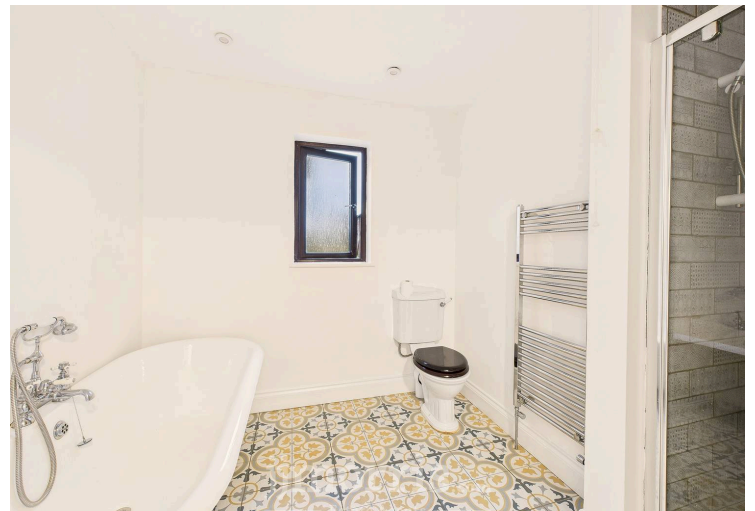
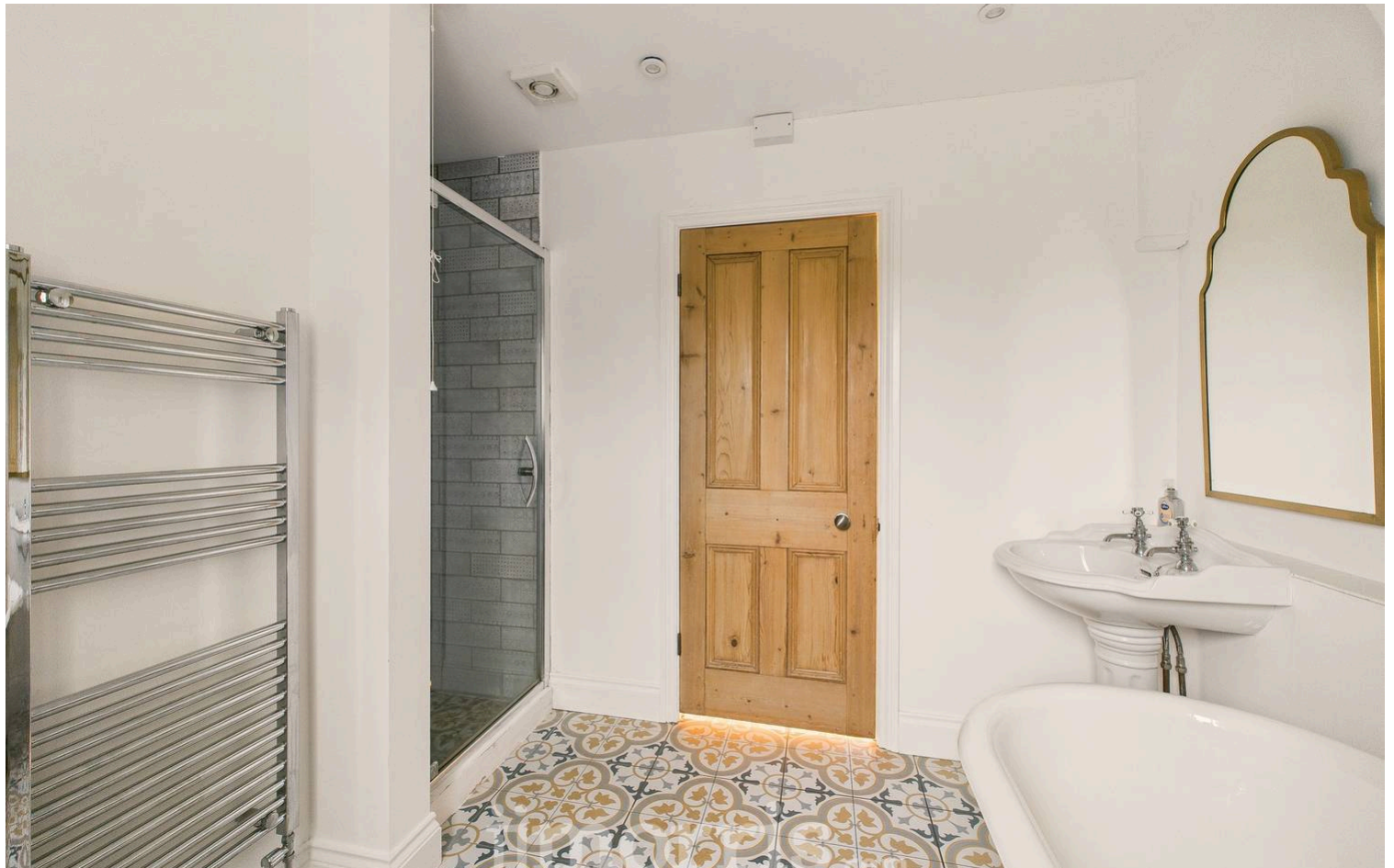
Bathroom

Low flush WC, Pedestal wash basin, freestanding bath with shower hose, walk-in shower, electric shower with extraction over, heated towel rack, part tiled walls, tiled flooring, double glazed Upvc window, spot lights.

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.



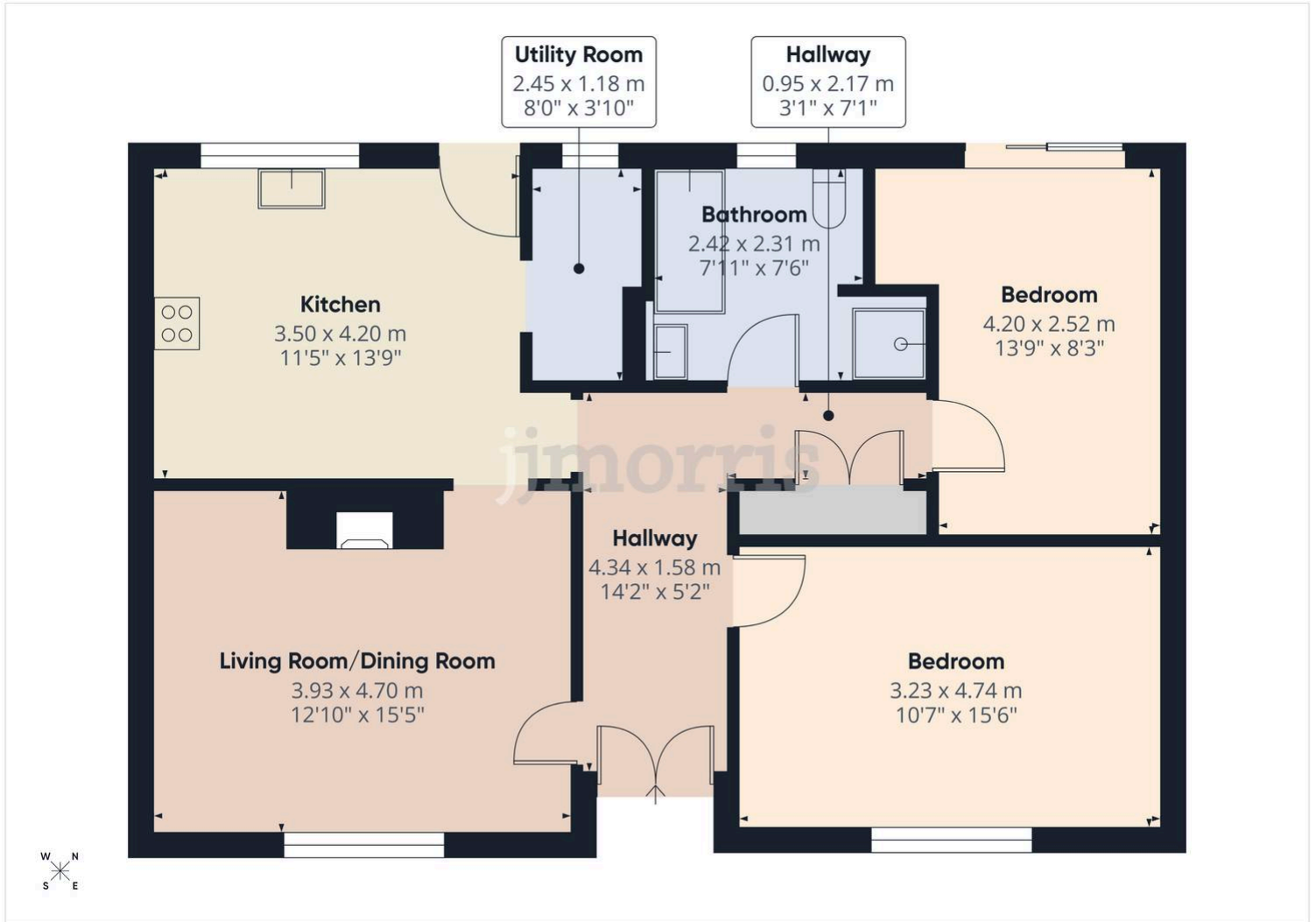


Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE Good outdoor and Variable in-door, Three good outdoor, O2 Good outdoor and Variable in-door, 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.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download. With speeds up to Ultrafast 220mbps upload and 1800mbps download speed. 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.



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