



**jjmorris**.com



**Llwyn Y Bryn, Blaenannerch – SA43 2AL**

Cardigan

**£225,000**





## Llwyn Y Bryn

Blaenannerch, Cardigan

A two bedroom detached bungalow situated at the end of a no through lane in the village of Blaenannerch with countryside views to the sides and rear. The accommodation comprises: hall, living room, conservatory, kitchen, rear lobby, dining room, two bedrooms and a wet room. Externally, there is plenty of parking, garage and gardens.

Council Tax band: E

Tenure: Freehold

- The accommodation comprises: hall, living room, conservatory, kitchen, rear lobby, dining room, two bedrooms and a wet room
- Externally, there is plenty of parking, garage and gardens.
- In the village of Blaenannerch with countryside views to the sides and rear
- A two bedroom detached bungalow situated at the end of a no through lane







### **Hall**

Wooden flooring, loft access, radiator, storage cupboard, doors to:

### **Living Room**

Radiator, coved ceiling, sliding doors to:

### **Conservatory**

uPVC double glazed windows, doors to either side, tiled flooring, radiator.

### **Kitchen**

Having a range of wall and base units with worktop surface over, inset sink unit, tiled splash back, space for cooker with extractor fan over, integrated dishwasher, void and plumbing for washing machine, radiator, pantry cupboard, boiler cupboard, tiled flooring, space for table.

### **Rear Lobby**

uPVC double glazed door to the side.

### **Dining Room**

uPVC double glazed window, wood flooring, wall lights, dado rail, feature fire surround.

### **Bedroom One**

uPVC double glazed window to the front, fitted with a range of matching bedroom furniture, wall lights, radiator.

### **Bedroom Two**

uPVC double glazed window, radiator.

### **Wet Room**

Low flush wc, pedestal hand wash basin, shower area with electric shower, tiled walls, uPVC double glazed window, airing cupboard.





### Externally

The property benefits from extensive parking to the front for several vehicles and providing access to the attached garage, which has an up and over door with electric connected. The gardens to the rear have been designed with ease of maintenance in mind, although they have become consumed by nature of late, there are a variety of mature shrubs and bushes, ornamental pond, greenhouse, timber shed.

### 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

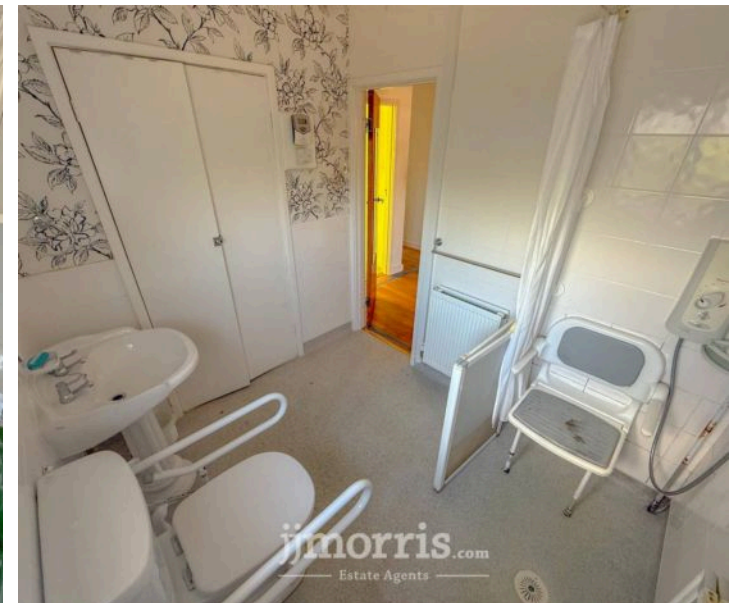
Local Authority: Ceredigion County Council

Council Tax: Band E

What3Words: ///shares.freshest.swatting

### 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.



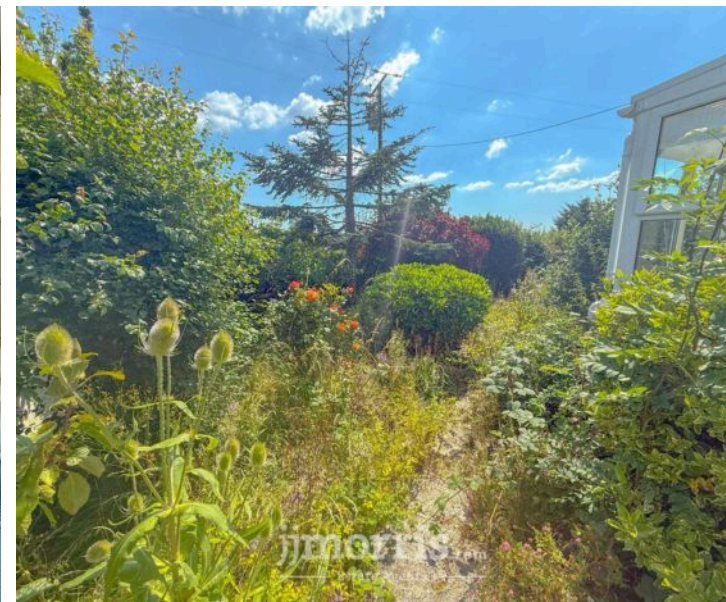


### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps 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 only) Three - Good (outdoor only) O2 - Good (outdoor only) Vodafone. - Good (outdoor only) 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.













## JJ Morris Cardigan Office

J J Morris, 5 High Street – SA43 1HJ

01239612343 • [cardigan@jjmorris.com](mailto:cardigan@jjmorris.com) • <http://jjmorris.com>

