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Cluncoch, Trelech

£425,000 Freehold

Country Cottage • Two Reception Rooms • Kitchen/Dining Room • Three Bedrooms & Two Bathrooms •
Generous Gardens • Rural, Yet Convenient Location

Contact Cardigan Office



5 High Street, Cardigan,
Ceredigion SA43 1HJ



01239 612343



cardigan@jjmorris.com



Entrance

Hardwood stable door to:-

Hall

Slate flooring, stairs rising off to first floor, radiator, opening to:-

Kitchen/Diner

Having a range of base cupboards with worktop surfaces over, sink unit, oil Rayburn range cooker, slate flooring, dual aspect windows, space for table.

Living Room

Dual aspect windows, slate flooring, feature fireplace with wood burning stove, understairs cupboard, two radiators.

Utility/Boiler Room

Hardwood door to the rear, wall mounted LPG boiler, void and plumbing for washing machine, loft access.

Garden Room/Conservatory

Triple aspect windows, tiled flooring, radiator, door to garden.

Inner Hall

Tiled floor, radiator, door to rear, doors to:-

WC

Low flush WC, wall mounted basin with tiled splashback, extractor fan, Velux window.



Master Bedroom

Dual aspect windows, French doors to patio, radiator, exposed beams, door to:-

Ensuite

Three piece suite of corner shower enclosure with tiled surround and electric shower, pedestal hand wash basin, low flush WC, Velux window, extractor fan, tiled floor, heated towel rail.

Garage/Store

Double timber doors to front, Velux window, radiator, water treatment.

FIRST FLOOR

Bedroom Two

Dual aspect windows, door to:-

Bedroom Three

Dual aspect windows, radiator.

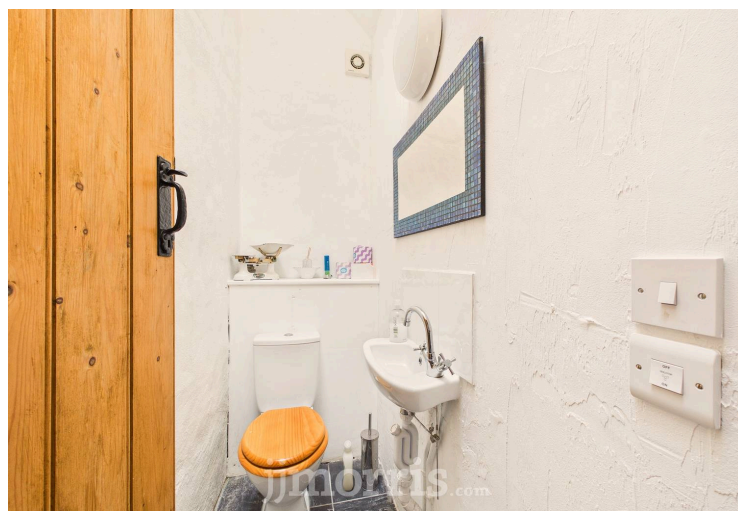
Bathroom

Panel bath, low flush WC, vanity unit with inset sink unit, window.

Utilities & Services

Heating Source: Gas central heating (LPG) Services:
Electric: Mains| Water: Private Borehole| Drainage: Private|
Tenure: Freehold and available with vacant possession
upon completion| Local Authority: Carmarthenshire
County Council| Council Tax: Band tbc| What3Words:
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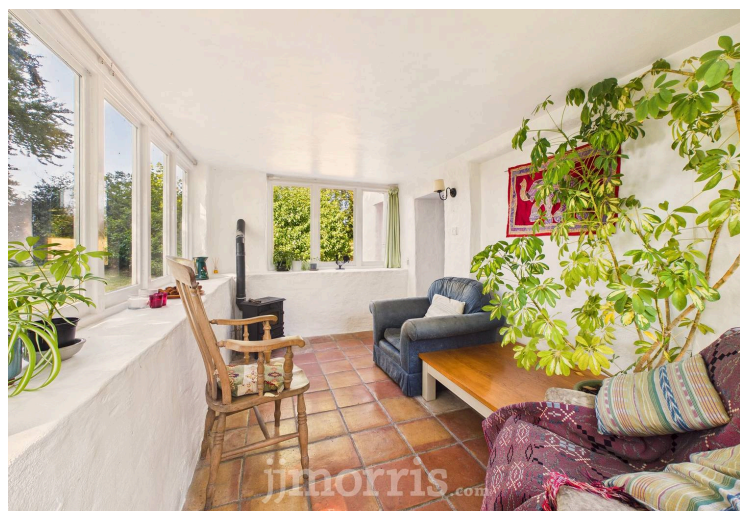


Anti Money Laundering & Ability To Purchase

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 standard broadband available, with speeds up to 1mbps upload and 1mbps 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.



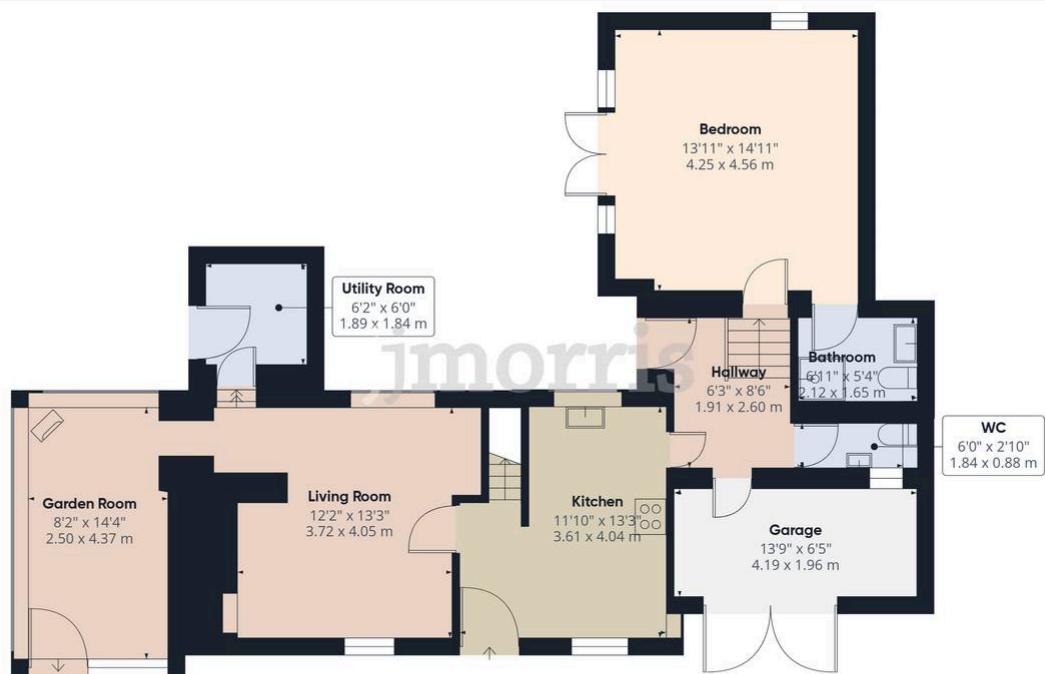
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Poor to none outdoor. Three - Poor to none outdoor. O2 - Poor to none 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 is approached via a gated entrance onto a driveway providing parking. The gardens are mainly laid to lawn with paved patio area. The front garden is bounded by a stream.



Floor 0



Floor 1



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

