



jjmorris.com



Postgwyn, Blaenffos

£575,000 Freehold

Imposing Detached House • Pleasant Rural Views • Versatile Accommodation • Two Garages • Parking & Generous Gardens

Contact Cardigan Office



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Entrance

uPVC door and glazed full height windows, carpet floor, radiator, under stair storage, coved ceiling, wooden doors to:-

Kitchen

Laminate tiled floor, range of wall and base units, stainless steel sink with mixer tap over, tiled splash back, Rayburn, radiator, pantry, uPVC double glazed windows, glazed doors to:-

Sun Room

Tiled floor, radiator, uPVC double glazed windows and door to rear patio, polycarbonate roof.

Utility

Tiled floor, fitted wall and base units, stainless steel sink with mixer tap over, tiled splash back, uPVC double glazed windows, coved ceiling, wooden door to:-

Garage

Double car garage, uPVC side entry door, fitted wall and base units, electric up and over door, uPVC double glazed windows, stainless steel sink with mixer tap over, storage cupboard, WC.

Living Room

Glazed double doors, carpet floor, gas fire place, radiators, uPVC double glazed windows, coved ceiling.



Bathroom

Carpet floor, radiator, tiled walls, WC, shower, hand wash basin with storage unit under, glazed uPVC double glazed window, coved ceiling.

Bedroom

Carpet floor, uPVC double glazed windows, radiator, coved ceiling.

Landing

Carpet floor, radiator, loft hatch, wooden doors to:-

Bedroom

Carpet floor, radiator, uPVC double glazed windows, wooden door to:-

En-suite

Carpet floor, WC, bath with shower over, hand wash basin with storage unit under, radiator, tiled walls, Velux window.

Sitting Room

Carpet floor, radiator, uPVC double glazed windows, storage cupboard, gas stove.

Storage Room

Carpet floor, storage shelves.

Bedroom

Carpet floor, uPVC double glazed windows.





Bathroom

Carpet floor, radiator, glazed uPVC double glazed window, hand wash basin with storage unit under, tiled walls, WC, shower, coved ceiling.

Bedroom

Wood effect laminate floor, uPVC double glazed windows, radiators, wooden doors to eve storage.

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Cesspit Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band G What3Words: ///begins.typed.deeply

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 1mbps upload and 17mbps 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 and indoor Three - Good outdoor. O2 - Variable 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.



GARDEN

The property is approached via a large tarmac driveway providing parking for several vehicles and access to both garages. There are generous lawned gardens with a variety of mature shrubs and bushes.



Floor 0



Floor 1



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