



## Hafan, Tanygroes – SA43 2JT

£279,950 Freehold

A spacious detached bungalow situated in Tanygroes, on the outskirts of Cardigan, just a short distance from the Cardigan Bay coastline at Aberporth, Tresaith and Poppit Sands. The property briefly comprises: hall, living room, kitchen/diner, utility room, cloakroom, three bedrooms and a bathroom. Externally, there is parking, garage and good sized gardens.

Council Tax band: E

Tenure: Freehold



#### **Entrance**

uPVC glazed door to:-

#### **Hall**

Radiator, coved ceiling, airing cupboard, doors to:-

#### **Living Room**

Radiator, electric fire, uPVC double glazed windows, coved ceiling.

#### **Kitchen/Diner**

Having a range of wall and base units with laminate worktops, stainless steel sink, tiled splashback, tiled floor, radiator, uPVC double glazed windows, coved ceiling.

#### **Utility**

Fitted wall and base units with laminate worktops, stainless steel sink, tiled floor, radiator, coved ceiling, uPVC double glazed windows and door to rear garden, doors to:-

#### **WC**

#### **Wet Room**

Vinyl non-slip floor, WC, hand wash basin, walk-in shower, tiled walls, double glazed window, radiator, coved ceiling.

#### **Integral Garage**



### **Bedroom One**

Radiator, uPVC double glazed windows, coved ceiling.

### **Bedroom Two**

Radiator, uPVC double glazed windows, coved ceiling.

### **Bedroom Three**

Radiator, uPVC double glazed windows, coved ceiling.

### **Bathroom**

Bath, WC, hand wash basin, radiator, tiled splashback, double glazed window, coved ceiling.

### **Utilities and Services**

Heating Source: Oil central heatin. 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: ///camped.movies.obstinate



### **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 0.4mbps upload and 2mbps 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, variable indoor O2 Good outdoor and indoor Vodafone. Good outdoor and indoor 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

Parking to the fore provides access to the garage. Lawned garden to the front, with side access leading to the rear garden which is predominately laid to lawn with a good sized shed/aviary.



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