

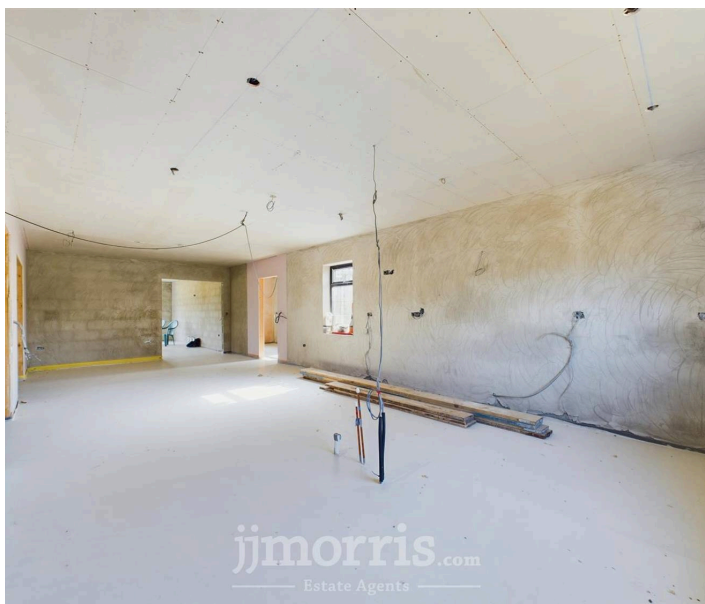
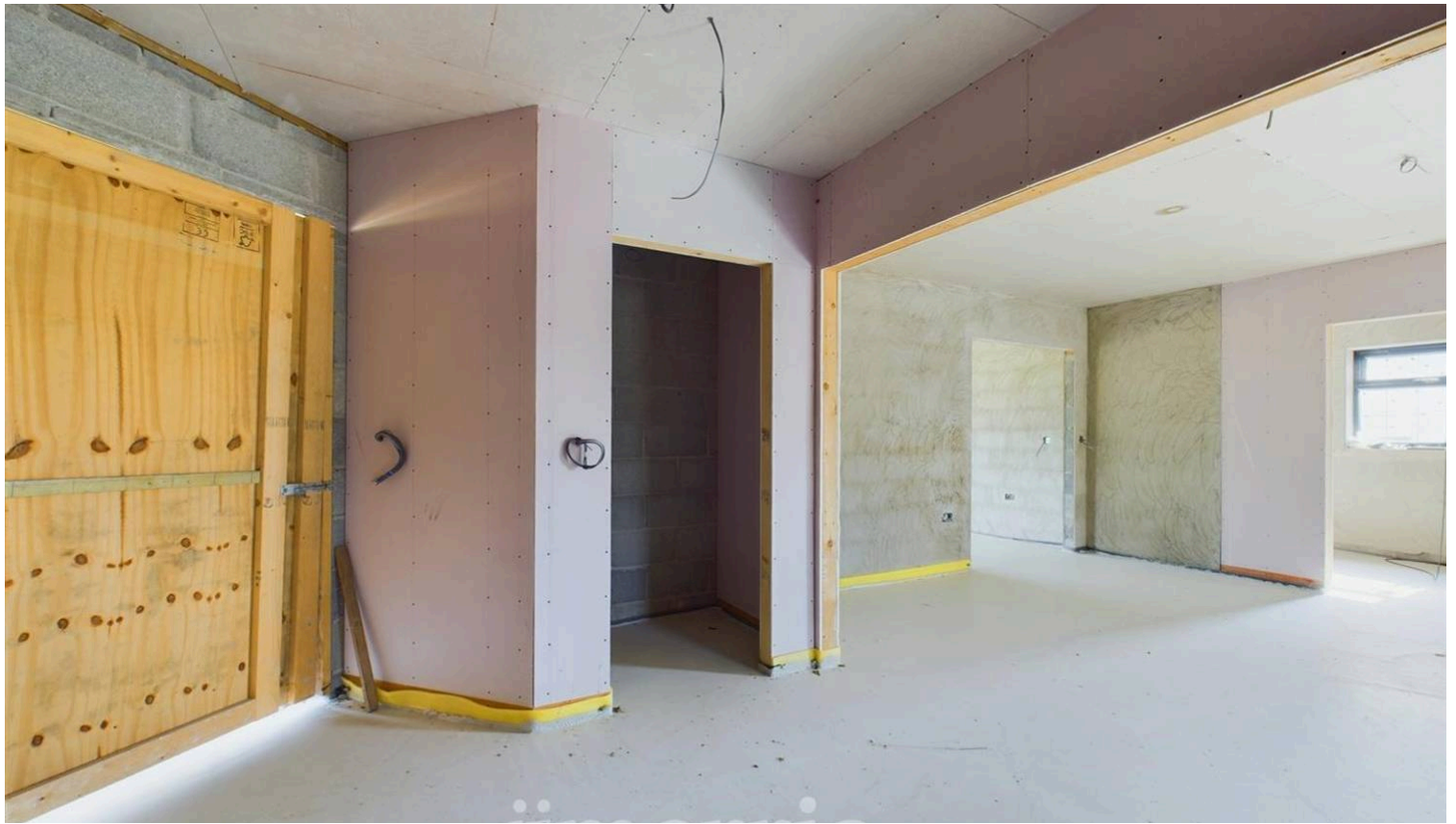


Villa Maria, Panteg Cross, Panteg Cross – SA44 4SU

£340,000

An exciting opportunity to purchase a brand new 2266.12 ft² bungalow set on a generous plot of 0.45 acres or thereabouts. The property requires completion and is an ideal opportunity for a new owner to be able to put their own stamp on the final design. The proposed accommodation is hall, spacious living room, kitchen/family/dining room, utility room, four bedrooms, two of which have the provision for en-suites and a family bathroom. As mentioned, the plot is generous and allows for a new buyer to design and landscape to suit their requirements.

Council Tax band: TBD



Vestibule

Cupboard housing the underfloor heating pipe work, cloaks cupboard, opening to:

Kitchen/Diner/Family Room

Dual aspect windows, plumbing and electrical provisions for central island.

Utility Room

Composite stable door to the rear, two windows, plumbing provisions.

Living Room

Bi-fold doors to the front, window to the side.

Inner Hall

Loft access, doors to:

Master Bedroom

Dual aspect double glazed windows, opening to:

Ensuite

Space for shower, plumbing provisions, double glazed window.

Bedroom Two

Dual aspect double glazed windows, opening to:

Ensuite

Double glazed window to the side, provisions for shower and plumbing.



Bedroom Three

Double glazed window to the rear.

Bedroom Four

Double glazed window to the front.

Family Bathroom

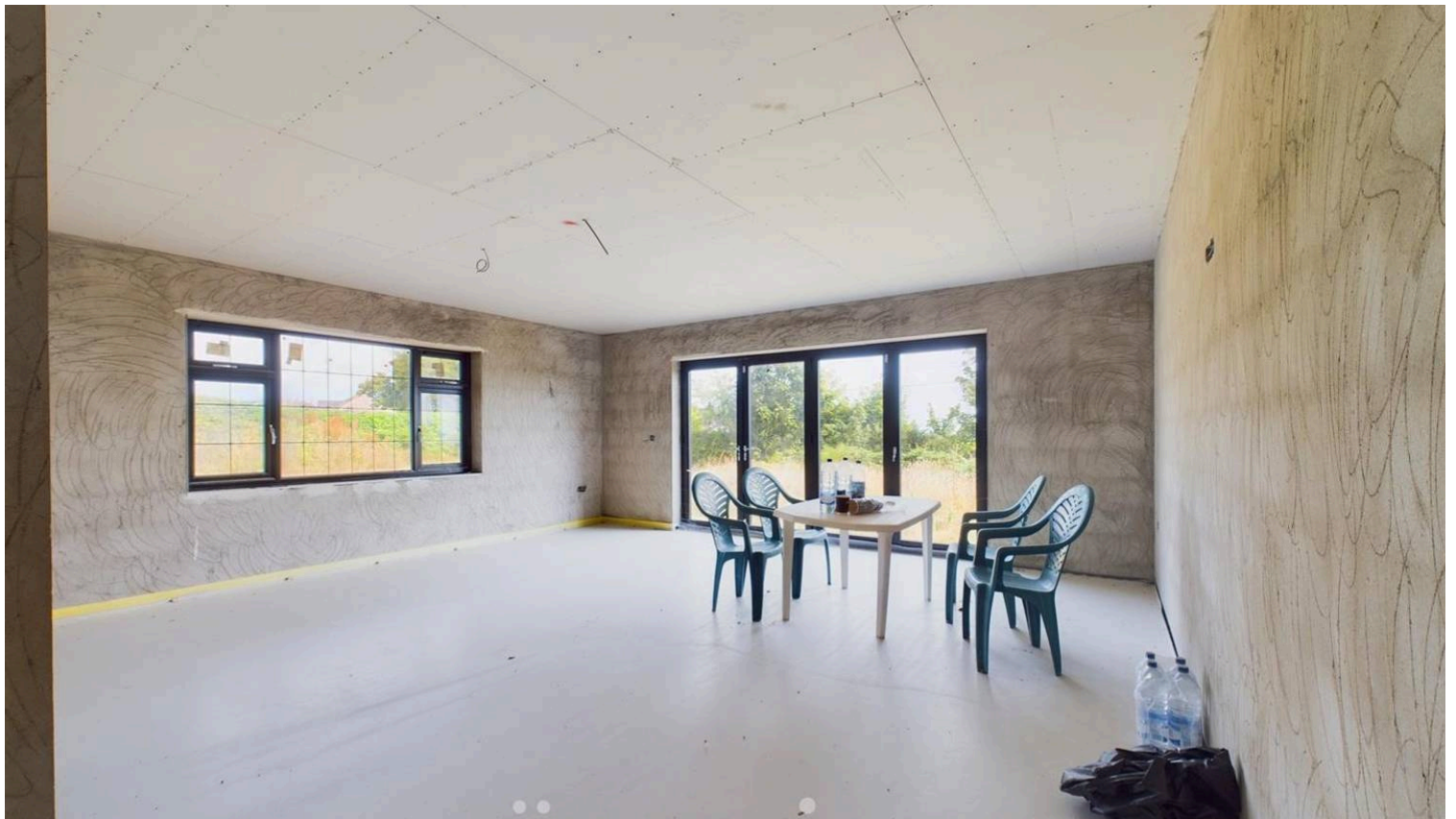
Double glazed window, plumbing provisions.

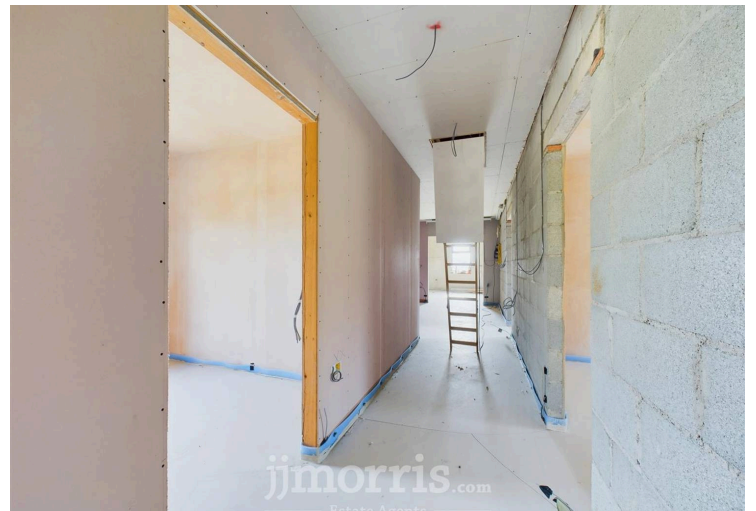
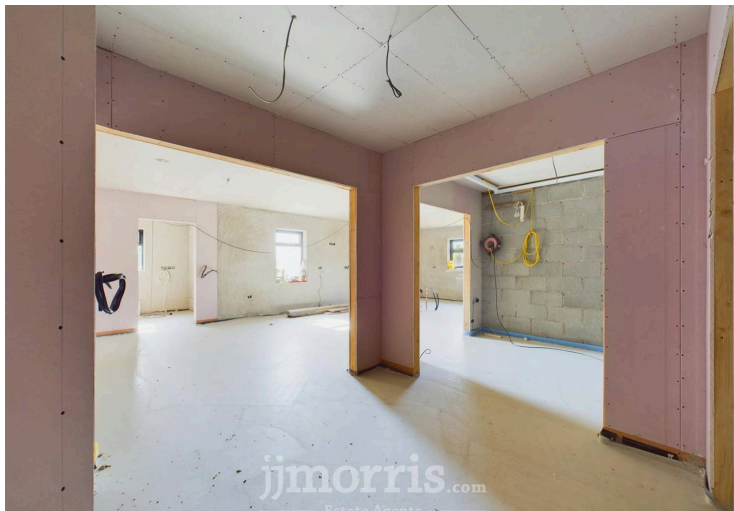
Externally

The property is set on a plot extending to around 0.45 acres with plenty of scope for parking, garaging (stc) and gardens.

Utilities & Services

Heating Source: Underfloor 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: Not yet assessed EPC: Unavailable
What3Words:





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 postcode has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Superfast 20mbps upload and 80mbps 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 postcode has the following indoor mobile coverage EE Voice - Limited & Data - Good Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - Good Vodafone. Voice - None & Data - Limited 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.



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