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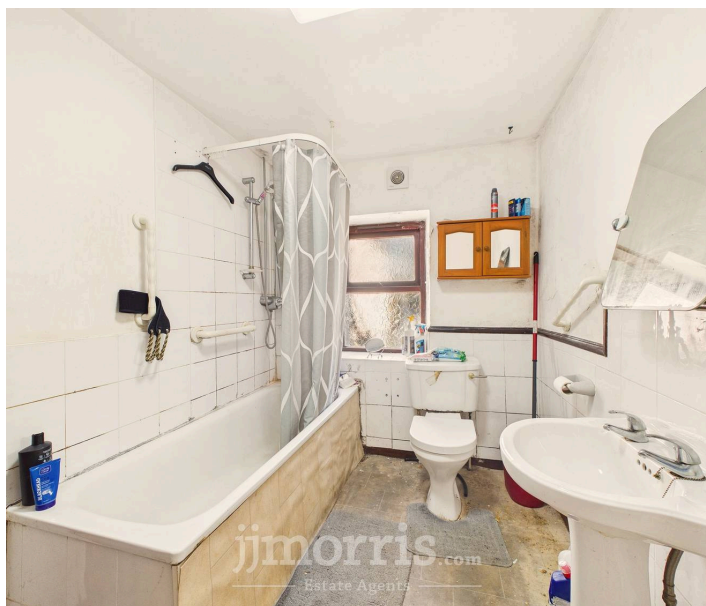
Gwylfa, Penrhiwllan – SA44 5NT

£165,000 Freehold

This charming two bedroom cottage presents an excellent opportunity for buyers seeking a characterful home with scope for personalisation, nestled within a desirable residential area. The property is in need of some upgrading, offering a blank canvas for those wishing to modernise and create a comfortable living space tailored to their own tastes. Upon entering, you are greeted by a welcoming entrance hall leading to two well-proportioned reception rooms, ideal for use as a lounge and formal dining area or as flexible living spaces to suit individual requirements. The kitchen is positioned to offer easy access to both reception rooms, providing a practical layout for every-day living and entertaining. Upstairs, the property features two generously sized bedrooms, each benefitting from ample natural light and offering plenty of potential for stylish refurbishment.

Council Tax band: C

Tenure: Freehold



Description continued

The cottage occupies a good sized plot, ensuring a sense of privacy and space throughout the home. Further advantages include private parking and a garage/workshop, providing secure storage and additional versatility for hobbies or home working. This property is ideally suited to first time buyers, investors or those seeking a project with the potential to add significant value. Located close to local amenities, transport links and reputable schools, the cottage combines a peaceful setting with excellent convenience for daily life. Early viewing is highly recommended to appreciate the potential and charm this unique home has to offer.

Sun Room

Glazed door, tiled floor, radiator, double glazed windows, polycarbonate roof, door to:-

Kitchen

Having a range of wall and base units with worktop surface, stainless steel sink unit tiled splashback, tile effect vinyl flooring, radiator, double glazed windows, storage cupboard, doors to:-

Bathroom

Hand wash basin, WC, bath with shower over, vinyl flooring, part tiled walls, radiator, double glazed window.



Sitting Room

Open stone fireplace with tiled hearth, vinyl flooring, radiator, double glazed windows, door to:-

Living Room

Log burner on brick hearth with stone and wood surround, wooden flooring, double glazed window, double doors to the front, stairs leading to:-

Landing

Loft hatch, doors to:-

Bedroom One

Ornamental fireplace, exposed beams, radiator, double glazed windows.

Bedroom Two

Exposed beams, radiator, double glazed window.

Utilities and Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band C What3Words: ///widgets.relegate.direction





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 3mbps 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.



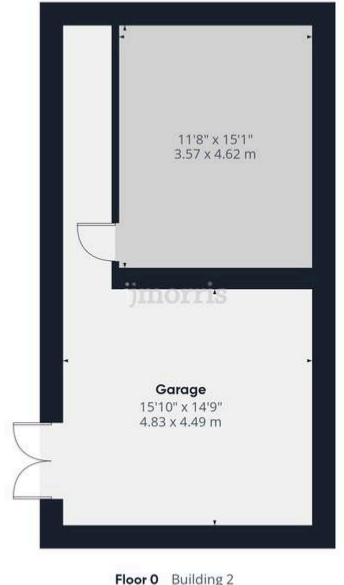
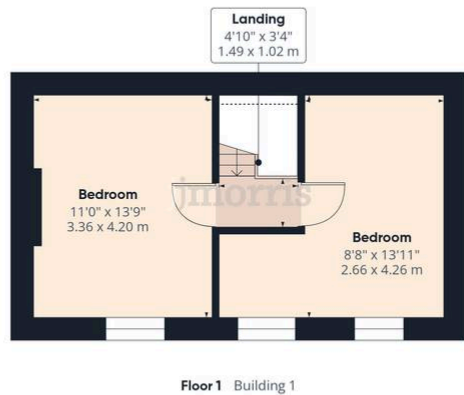
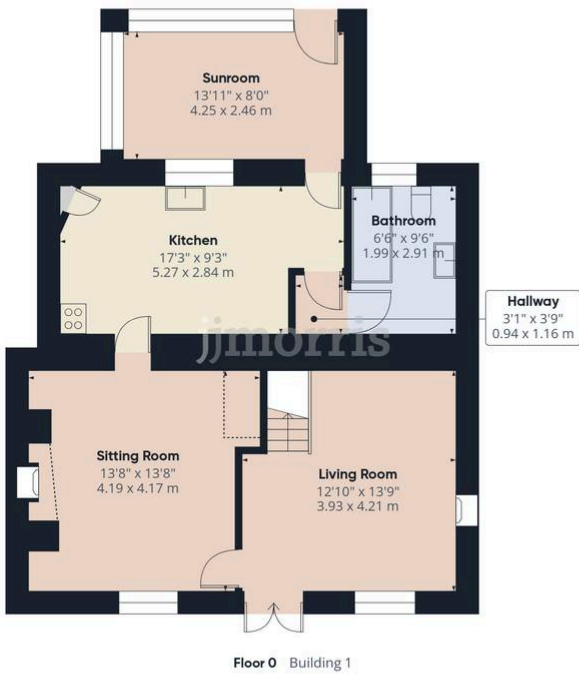
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor O2 - Good 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

To the rear, the property benefits from ample off-road parking for multiple vehicles, enclosed by a substantial timber fence with gated access to the rear garden. A generously sized shed with a hardstanding floor offers excellent storage and presents an ideal opportunity for conversion into a home gym, home office, workshop, or hobby space.



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