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Park Villa, Penrhiwllan

£295,000 Freehold

Detached 3 bedroom house • Occupying a generous plot with appealing garden • Selective upgrading is now required to realise its full potential • Detached outbuilding currently used as a garage with lean-to's • Considerable potential available

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Ground Floor

Entrance Porch

With door to:

Entrance Hallway

With stairs rising to the first floor, valuable under stairs storage and doors to:

Sitting Room

14' 0" x 8' 8" (4.26m x 2.65m)

Overlooking the fore with open beamed ceiling and one wall is covered in wooden panelling.

Living Room

14' 2" x 9' 4" (4.32m x 2.85m)

Overlooking the fore, the focal point of the room being the feature fireplace with coal effect insert with wooden mantle above. An appealing feature is the open beamed ceiling and two built in display cupboards flank the fireplace. Also including a radiator and access to:

Kitchen/Diner

17' 0" x 11' 3" (5.18m x 3.43m)

Part of the rear extension and comprising a range of matching base and wall mounted units with complimentary work surface above and incorporating a stainless steel sink and double drainer unit. Space for a freestanding cooker with hood above, whilst the focal point of the room is the 'Esse' cooker.



There is also plumbing for an automatic appliance, door to the outside and access to a small pantry which includes a window to the side.

First Floor

Split Landing

Affording a built in shelved airing cupboard which also houses the hot water cylinder. Doors to:

Bathroom

5' 7" x 5' 11" (1.71m x 1.81m)

Comprising a W.C., wash hand basin and bath with shower above. Partly tiled walls and window to the rear.

Bedroom 1

10' 6" x 11' 5" (3.19m x 3.47m)

Double room overlooking the rear with radiator and small built in shelved alcove.

Front Landing

With loft access and doors lead to:

Box Room

6' 2" x 3' 5" (1.88m x 1.03m)

Overlooking the fore.

Bedroom 2

14' 0" x 8' 8" (4.27m x 2.65m)

Enjoying a double aspect with radiator.

Bedroom 3

14' 1" x 10' 4" (4.28m x 3.16m)

Enjoying a double aspect with original radiator.





Utilities & Services

We understand that the property has the benefit of a mains water and electricity connection and a private drainage system – septic tank. Tenure: Freehold with vacant possession upon completion. Local Authority: Ceredigion County Council Property Classification: Band E (Online enquiry only)

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 Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.2 Mbps upload and 1 Mbps download and Ultrafast 220 Mbps upload and 1800 Mbps 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.

Mobile Phone Coverage

The Ofcom website states that the property has the





Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - 75%; Three - 67%; O2 - 57%; Vodafone - 73%. 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.

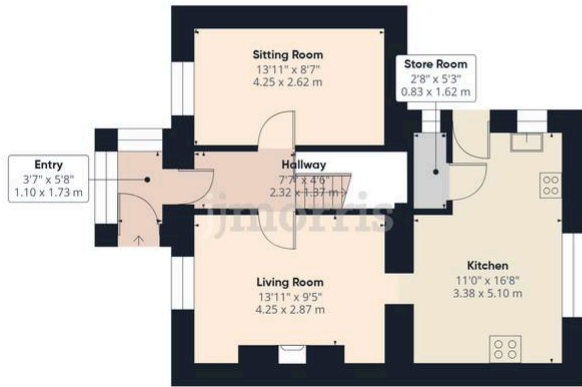
Please note

Under the Estate Agents Act 1979, we are obliged to inform you that the owner of this property has a connection with an employee at J. J. Morris.

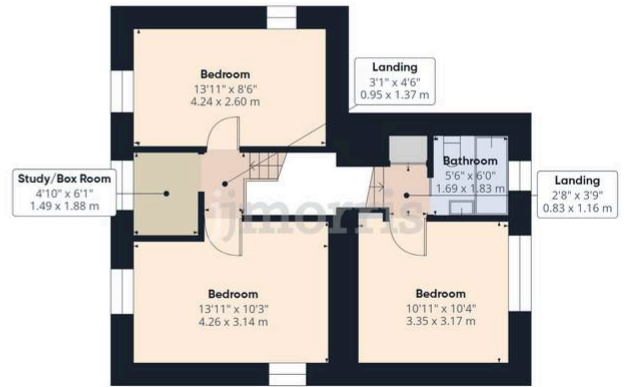


GARDEN

Standing within a generous plot extending to 0.275 acres or so, the grounds are mainly positioned to the front of the property and includes areas of lawn, small pond, a former vegetable path, flower beds and a variety of established shrubs. Two greenhouses are also seen to the fore and steps rise up to the road. Oil tank positioned to the side with adjoining small garden shed.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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