



30 Heol Ty Newydd, Cilgerran - SA43 2RT

£215,000 Freehold

A spacious and well-presented four bedroom semi-detached house of modern design, situated at the end of a quiet cul-de-sac within the popular North Pembrokeshire village of Cilgerran. Benefiting from a low maintenance rear garden, the property offers comfortable and practical accommodation ideally suited to families, first time buyers or investment purchasers alike.

The accommodation is neutrally decorated throughout and has been well maintained by the current owners, with additional features including a lovely conservatory, double glazing and air source heating. Externally, the property enjoys easily maintained gardens together with off-road parking.

Council Tax band: C

Tenure: Freehold



Living Room

Approached via external uPVC door, wood effect laminate flooring, uPVC double glazed windows, radiator, coved ceiling, door to:-

Kitchen/Diner

Having a range of wall and base units with wood effect worktops, stainless steel sink with mixer tap over, tiled splashback, integrated oven and gas hob with convector fan over, wood effect laminate flooring, glazed door to rear, door to:-

Utility

Having a range of wall and base units with wood effect worktops, space for white goods, tiled floor, uPVC double glazed window.

Rear Lobby

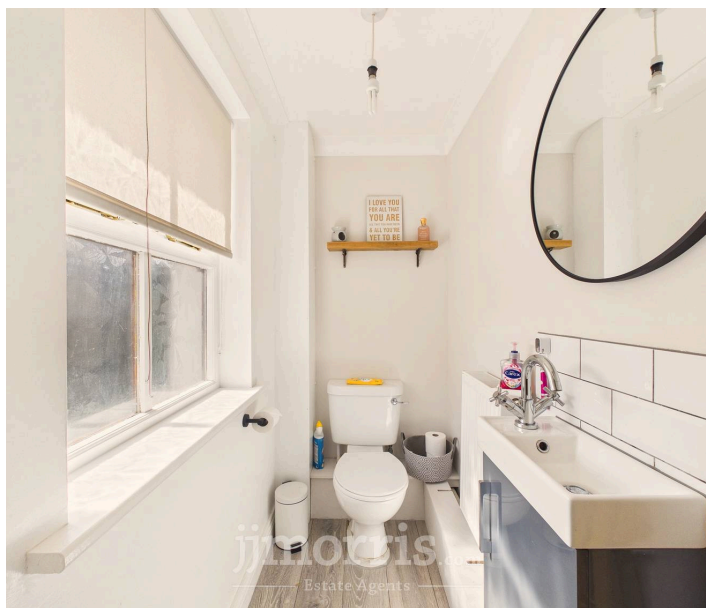
Wood effect laminate flooring, double glazed window, door to:-

WC

Hand wash basin in vanity unit, tiled splashback, WC, radiator, tiled flooring.

Sun/Boot Room

Tiled floor uPVC double glazed windows and door, polycarbonate roof.





Landing

Loft hatch, doors to:-

Bedroom One

Built-in cupboards, wood effect laminate flooring, radiator, Velux window, coved ceiling.

Bedroom Two

Built-in storage unit, wood effect laminate flooring, radiator, uPVC double glazed windows.

Bedroom Three

uPVC double glazed window, coved ceiling.

Bedroom Four

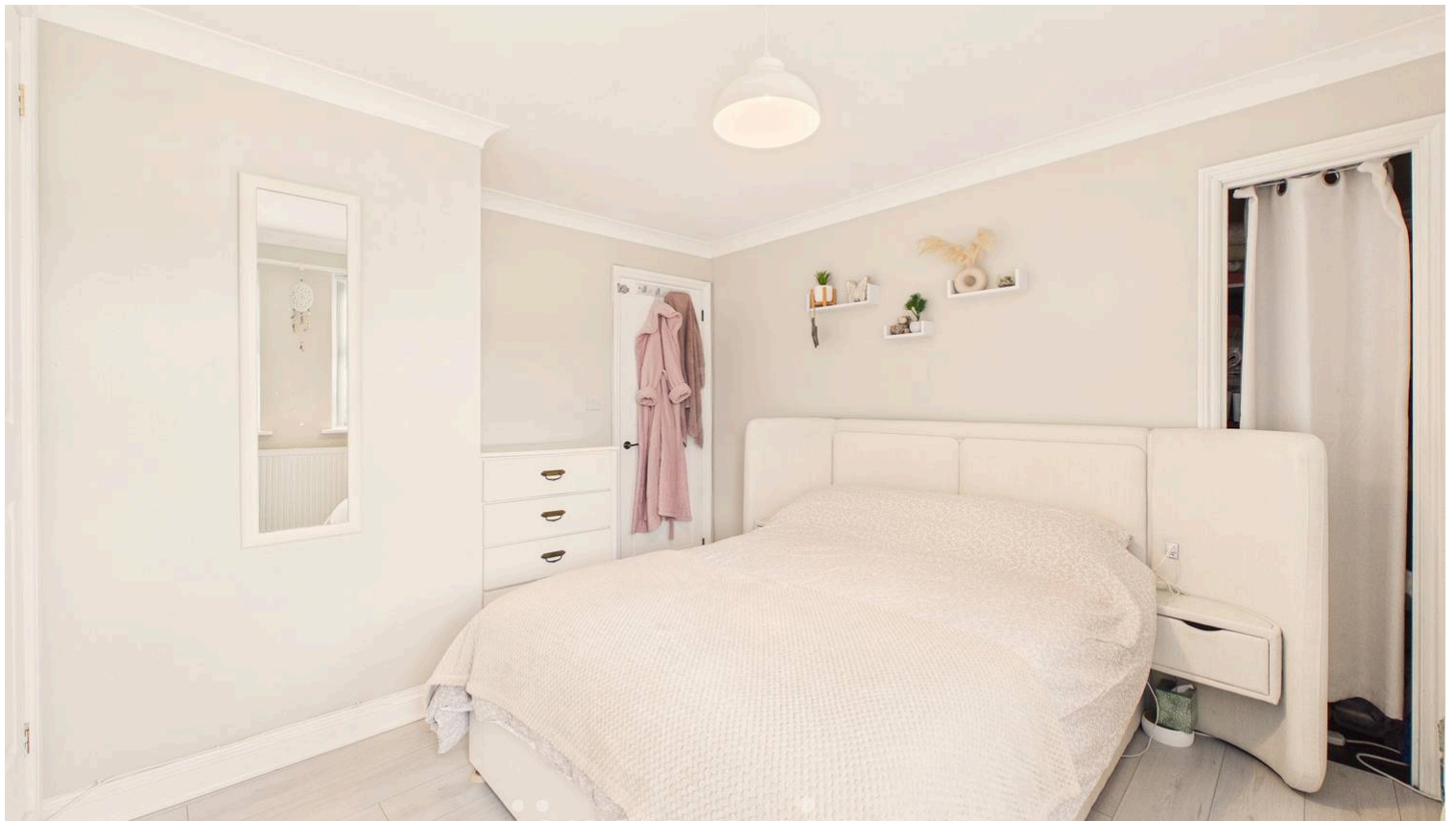
Wood effect laminate flooring, radiator, uPVC double glazed window, coved ceiling.

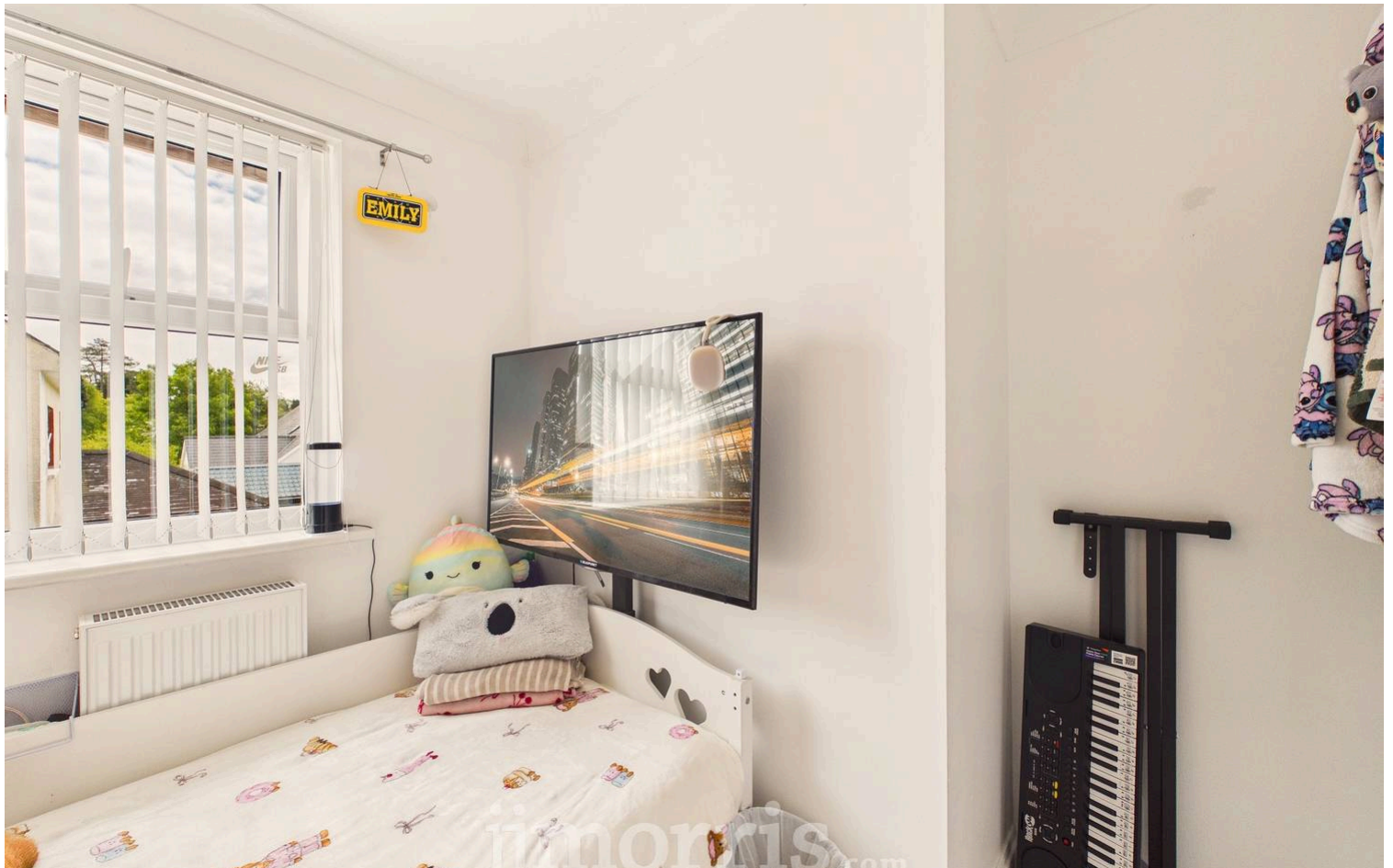
Bathroom

Bath with shower over, hand wash basin in vanity unit, WC, wood effect laminate flooring, radiator, coved ceiling.

Utilities and Services

Heating Source: Air Source Heat Pump and Solar Panels
Services: Electric: Mains Water: Mains Drainage: Mains
Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band C What3Words: [///rattled.mimes.ownership](https://www.what3words.com/rattled.mimes.ownership)



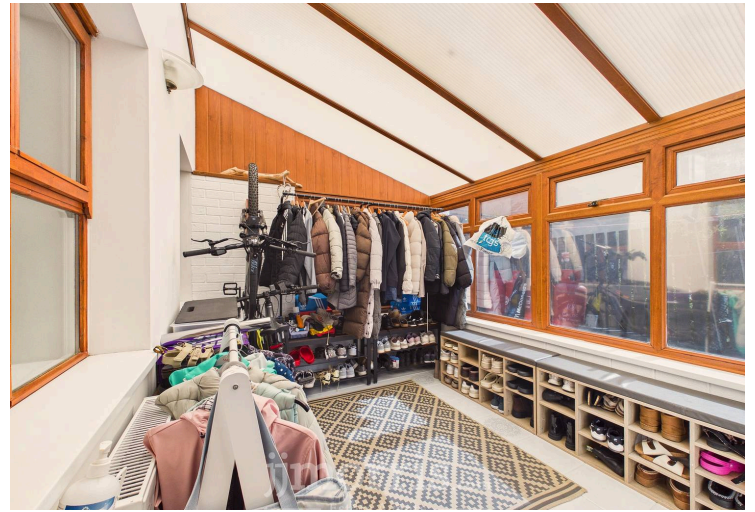


Anti Money Laundering & Ability To Purchase

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 superfast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Superfast 10mbps upload and 56mbps 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, variable indoor Three - Good outdoor, variable indoor 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 front of the property is a tarmacadam driveway providing ample off-road parking. The rear garden has been designed for ease of maintenance, comprising a private enclosed paved seating area bordered by garden fencing, creating a secure environment ideal for pets and outdoor relaxation, with convenient pedestrian access to the front.



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