



Tyclyd, Boncath – SA37 0JN

£160,000 Freehold

A Three/Four bedroom cottage situated in the village of Boncath, which benefits from a village shop. The accommodation comprises: Living Room, Kitchen, Landing, Three/Four Bedrooms and a Family Bathroom. The rear garden benefits from a rear courtyard and a lawned garden, which has previously had planning permission granted for a new dwelling.

Large Garage and block work shed. No forward chain.

Council Tax band: C

Tenure: Freehold



Accommodation Comprises:

uPVC door opens to:

Living Room

Feature fireplace with a slate hearth, whitewashed stone walls, radiator, stairs rise off to first floor, dual aspect uPVC windows, door to:

Kitchen

Having a range of wall and base units with worktop surface over, stainless steel sink drainer, built in electric oven with hob and extractor fan over. Tiled splash back, void and plumbing for washing machine and dishwasher, space for fridge/freezer, slate tiled flooring, extractor fan. uPVC double glazed window and door.

First Floor

Landing

Radiator, wall lights, spotlights, window to the rear, doors to:

Bedroom One

A large master bedroom with wall lights and multi-positional spotlights, sloping roof to back of building makes this room unique uPVC double glazed window to the front, Velux window to the rear, exposed beams.

Bedroom Two

uPVC double glazed window to the front, radiator, wall lights and multi- positional spotlights, interconnects with bedroom three

Bedroom Three

uPVC double glazed window, exposed beams opening to:

Bedroom Four

A double room with uPVC double glazed window, radiator, exposed beams, wall lights and multi- positional spotlights, small loft access

Family Bathroom

A four piece suite comprising roll top bath with free standing taps over the bath and also has a shower head,, vanity surface with hand wash basin, low flush w.c. Walk in shower enclosure with a rain fall shower head. Tiled flooring, radiator. uPVC double glazed window.

Utilities and Services

Heating Source: Services: Electric: Mains Water: Mains Drainage: Tenure: Majority Freehold, with Part Flying Leasehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band C What Three Words: [///audit.prospered.irritable](https://www.what3words.com/audit.prospered.irritable)

The rear yard is subject to rights of way in favour of a neighbouring property, including access with or without vehicles for loading and unloading, together with pedestrian and service rights.





Lease Information

Tenure & Lease Information Part of the property is held on a leasehold basis, comprising the first-floor premises of a former post office building in Boncath. The lease was originally granted for a term of 99 years from 24th July 1987, leaving approximately 60+ years unexpired (subject to verification by the purchaser's solicitor). A nominal ground rent is payable (historically £1 per annum). The lease includes rights for access, support, and services, together with standard covenants. The tenant is responsible for internal repair and maintenance, while the building is insured by the landlord (with contributions where applicable).

Alterations are permitted subject to landlord's consent, and the property is subject to standard restrictions regarding use and nuisance.

Important Information for Buyers

Prospective purchasers should note that the remaining lease term is circa 60 years, which may affect mortgage availability and future resale value. Buyers are advised to take independent legal advice regarding the potential for a lease extension and associated costs. All details are provided in good faith but should be verified by the purchaser's solicitor.



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

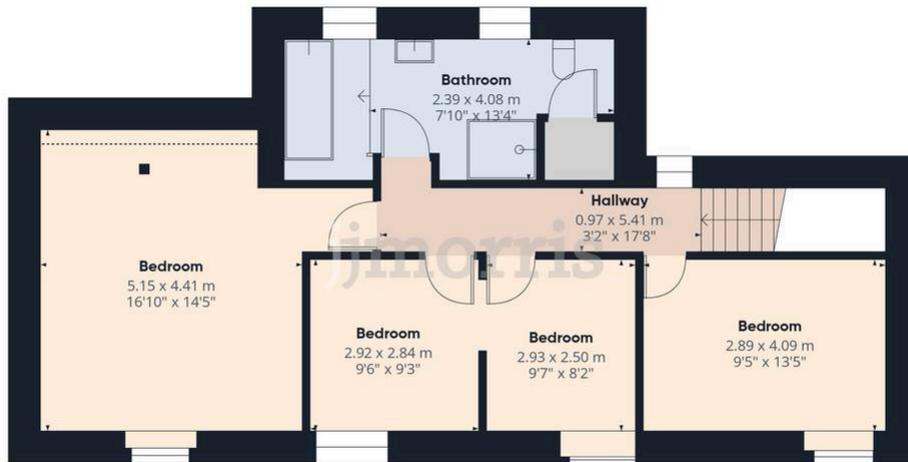
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 19mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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 property has the following indoor mobile coverage EE Good outdoor Three Variable outdoor O2 Variable outdoor Vodafone. Poor to none 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.



Floor 0



Floor 1



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