



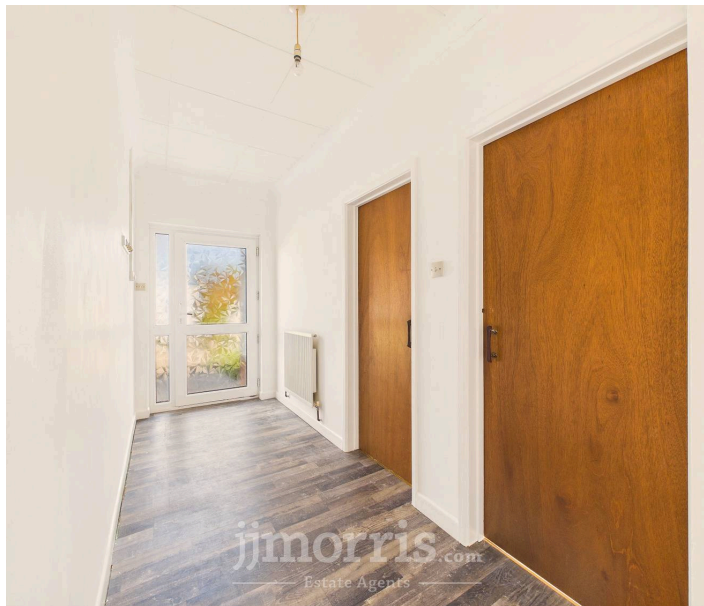
## Hafodwen, Boncath – SA37 0JL

£275,000 Freehold

A two bedroom detached bungalow with scope to include attic rooms within the accommodation if required, subject to consents. The accommodation comprises: hall, living room, kitchen/diner, side porch, two bedrooms and a bathroom. To the first floor there are two attic rooms and a store room. Externally there is parking, garage and gardens to the front and rear.

Council Tax band: E

Tenure: Freehold



#### **Hallway**

Laminate flooring, loft hatch, coved ceiling, stairs to attic, doors to:-

#### **Living Room**

Fireplace with tiled hearth and surround, radiator, uPVC double glazed windows, coved ceiling.

#### **Kitchen/Diner**

Having a range of wall and base units with worktop surfaces, double stainless steel sink unit with mixer taps over, tiled splashback, uPVC double glazed windows, Worcester boiler, radiator, wood effect vinyl flooring, door to:-

#### **Side Entrance/Sunroom**

uPVC door, wood effect vinyl flooring, uPVC double glazed windows, door to:-

#### **Bedroom One**

Radiator, uPVC double glazed window, coved ceiling.

#### **Bedroom Two**

Radiator, uPVC double glazed window, built-in storage cupboard, coved ceiling.

#### **Bathroom**

Bath with shower over, wash hand basin, WC, tiled walls, radiator uPVC double glazed window, laminate flooring.



### Attic

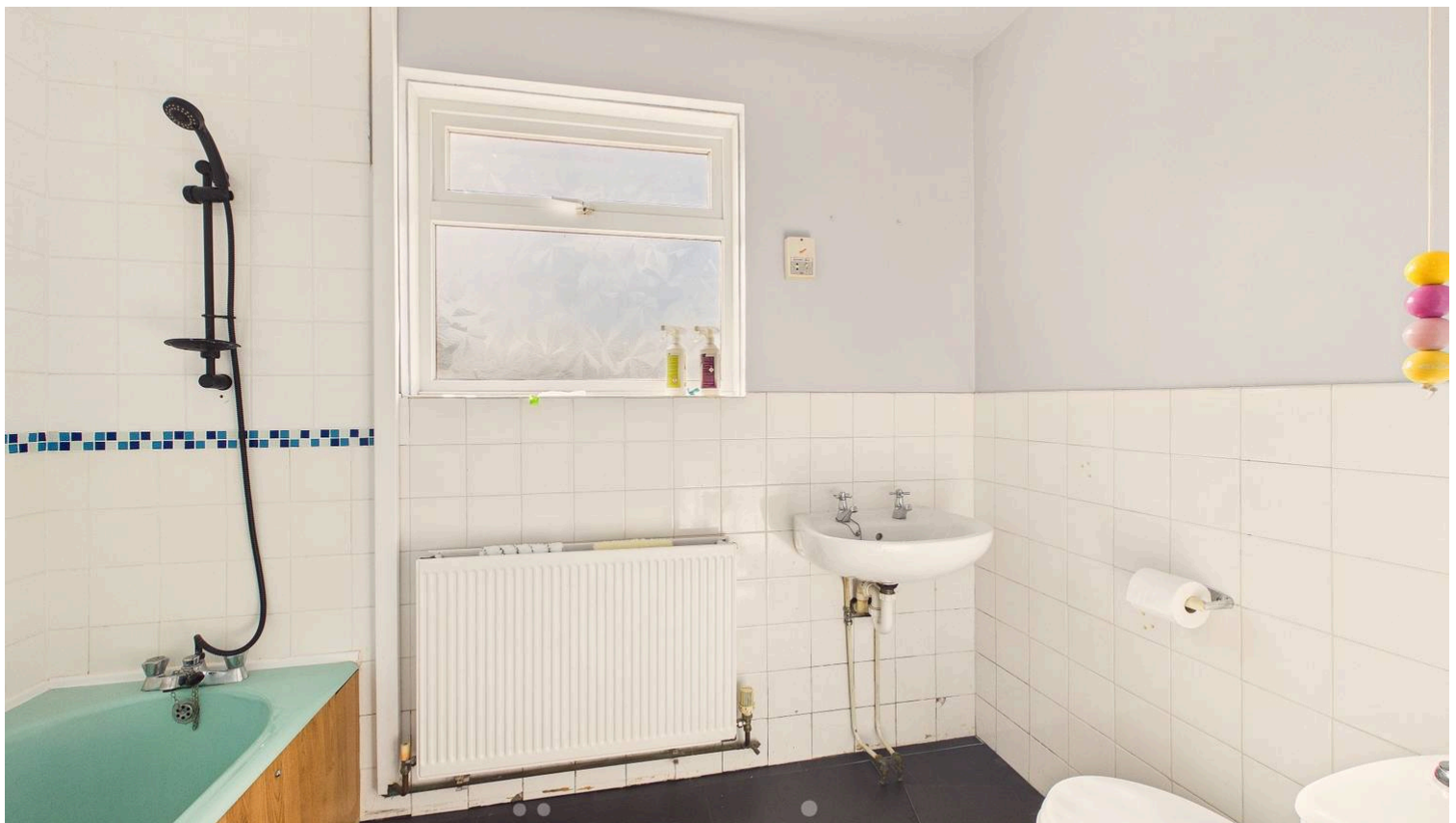
Radiators, uPVC double glazed window, Velux window, eaves storage, built-in storage cupboard.

### Utilities and Services

Heating Source: LPG central heating. Services: Electric: Mains Water: Mains Drainage: Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: ///entrusted.compress.cold

### 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 18mbps download and Superfast 16mbps upload and 71mbps 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 - Variable outdoor O2 - Variable outdoor Vodafone. - Variable 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**

Lawned gardens to the front and rear with mature shrubs and bushes.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

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