



jjmorris.com



2 Feidr Y Foel, Crymych

£220,000 Freehold

Four Bedroom Detached House • Kitchen/Diner & Living room • Gardens, Decking Area, Parking and Garden Shed.

Contact Cardigan Office

📍 5 High Street, Cardigan,
Ceredigion SA43 1HJ

☎ 01239 612343

✉ cardigan@jjmorris.com



Hallway

uPVC glazed door, LTV wood flooring, storage heater, coved ceiling, doors to:-

Bedroom One

Panel radiator, coved ceiling, uPVC double glazed window.

Bathroom

Bath with overhead shower, WC, hand wash basin in vanity unit, tiled walls, wood effect vinyl flooring, uPVC double glazed window, towel rail, airing cupboard.

Living Room

Storage heaters, uPVC double glazed windows, coved ceiling. Aerial points and landline points for a TV and phone.

Kitchen

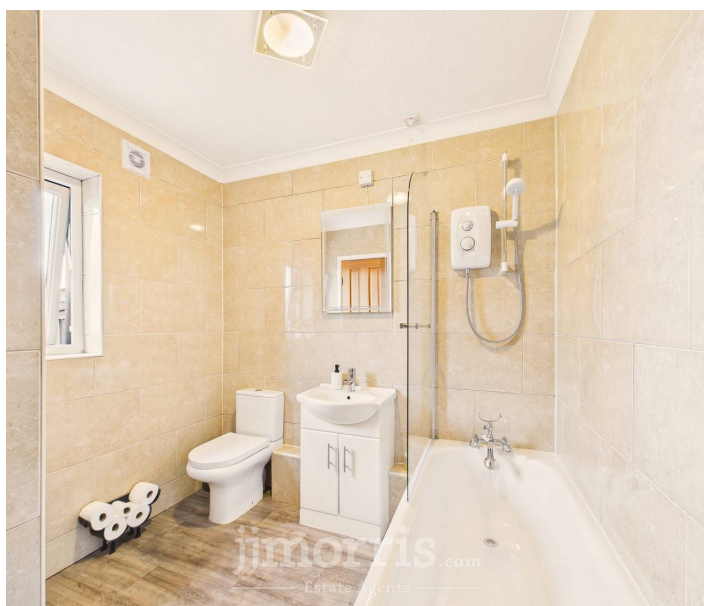
Having a range of wall and base units with stainless steel sink unit, tiled splashback, uPVC double glazed windows, vinyl flooring, uPVC door to side, coved ceiling. Plumbing for a washing machine and space for fridge/freezer and tumble dryer.

Landing

Doors to:-

Bedroom Two

Velux windows, access to eaves storage. Fitted wardrobe and room for additional wardrobe space.





Bedroom Three/Four

Velux windows, storage cupboard, panel radiator, eaves storage, loft hatch. There is a partition wall separating both rooms, with a door leading into bedroom four. Each have fitted cupboards, windows and aerial points.

Utilities & Services

Heating Source: Electric storage/panel heaters. 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: ///mealtime.beam.flow

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 16mbps upload and 71mbps download and Ultrafast 950mbps upload and 950mbps 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.

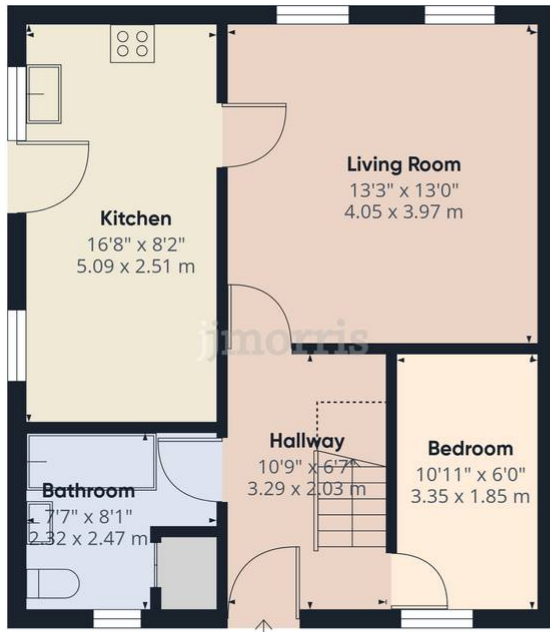
Mobile Phone Coverage

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.

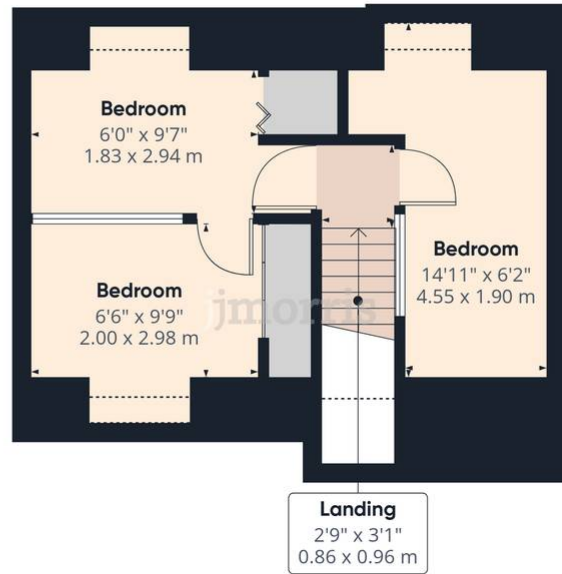


GARDEN

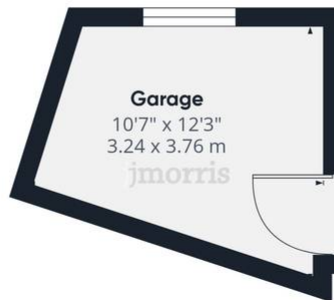
Property has a tarmac driveway with lawned garden to the front as well as a useful storage shed. To the side of the property is a decking and seating area which leads to the rear where there is a private secure lawned garden with established shrubs.



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.

