



Maesmeini, Efailwen - SA66 7XB
Clynderwen

£325,000



Maesmeini

Efailwen, Clynderwen

Entrance Hall

Coved ceiling, radiator, built-in storage, doors to:-

Living Room

Oil-fired log burner on a slate hearth with feature surround, uPVC double glazed window, coved ceiling, radiators, uPVC double glazed sliding door to:-

Conservatory

uPVC double glazed windows, tiled flooring, uPVC double glazed door to garden.

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, breakfast island, stainless steel sink and drainer unit, integrated dishwasher, fridge/freezer, oven/grill, microwave, counter top electric hob with extractor fan over, uPVC double glazed windows, radiators, coved ceiling, part tiled walls, door to:-

Side Porch

Radiator, coved ceiling, doors to:-

Utility

A range of base units with complimentary worktop surfaces, stainless steel sink and drainer unit, uPVC double glazed window, plumbing for washing machine, extractor fan, fuse box, Firebird Enviromax boiler, coved ceiling.





Bedroom One

uPVC double glazed window, radiator, coved ceiling.

Bedroom Two

uPVC double glazed window, radiator, coved ceiling.

Bedroom Three

uPVC double glazed window, radiator, coved ceiling.

Bathroom

Low flush WC, vanity unit with hand wash basin, corner bath, walk-in shower with electric shower, extractor fan, towel rail, uPVC double glazed window, coved ceiling, part tiled walls, radiator.

Externally

There is ample off road parking and turning space, with access to the garage. Decorative patio area to the front door, dwarf wall with lawned area. To the rear there is also a lawned area with timber shed.

Utilities & Services

Heating Source: Oil-fired central heating. Services:

Electric: Mains Water: Mains Drainage: Septic Tank

Tenure: Freehold and available with vacant

possession upon completion Local Authority:

Carmarthenshire County Council Council Tax: Band E

What3Words: ///stung.scare.darker

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 0.6mbps upload and 4mbps 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 mobile coverage EE - Variable outdoor Three - Good 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.



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