



Glasfryn, Penparc – SA43 1RG

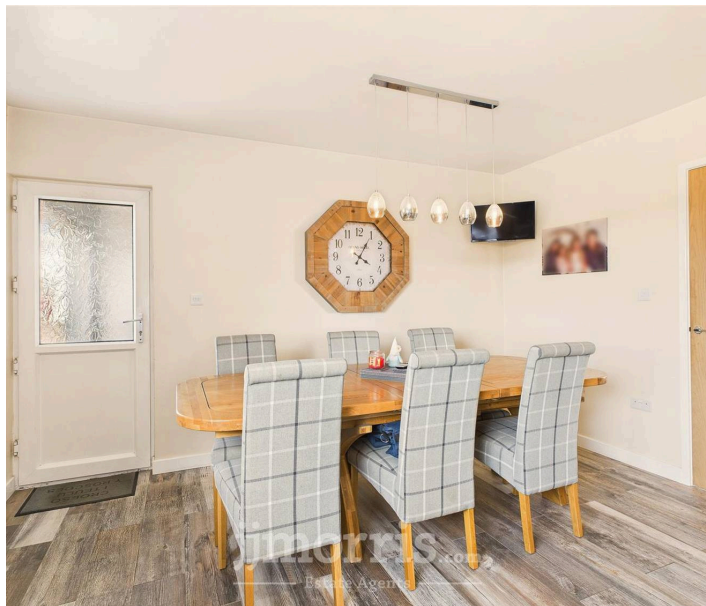
£359,950 Freehold

A substantial three bedroom detached bungalow in the popular village of Penparc. The property comprises of - Entrance hall, living room, conservatory, kitchen/diner, master bedroom with ensuite, a further two bedrooms and a family bathroom. Externally, there is parking and turning area, good sized lawn. Side access leads to the rear garden which is mainly laid to lawn with a patio area.

Conveniently located alongside the main A487 coast road at the village of Penparc, near to the West Wales Market town of Cardigan on the Teifi Estuary which provides a comprehensive range of shopping and schooling facilities. Less than 15 minutes drive from several popular sandy beaches along this Cardigan Bay Heritage Coastline.

Council Tax band: E

Tenure: Freehold



Hall

This room is currently being refurbished. uPVC double glazed window to the front, cloaks cupboard, doors to: **Living Room**

Coved ceilings, feature fire place, radiator, uPVC windows

Conservatory

Tiled floor, radiator, uPVC windows, doors to the garden.

Kitchen/Diner

Having a range of wall and base units with wood effect work surface and matching upstand, inset 1.5 bowl sink with mixer tap over. Ceramic hob with extractor fan, built in eye-level double oven, space for fridge/freezer, recessed spot lights, radiator. uPVC double glazed window, space for dining table.

Bedroom One

Radiator, uPVC windows, built in wardrobe. Door to :-

En-Suite

Wash basin with vanity unit below, W.C, shower, heated towel rail

Bedroom Two

Radiator, uPVC window

Bedroom Three

Radiator, uPVC window



Bathroom

Wall hung W.C., wall hung vanity unit sink, uPVC window, tiled walls, bath with shower over, heated towel rail.

Externally

The property is approached via a driveway providing parking and turning area, there is a good sized lawn. Side access leads to the rear garden which is mainly laid to lawn with a paved patio.

External Utility

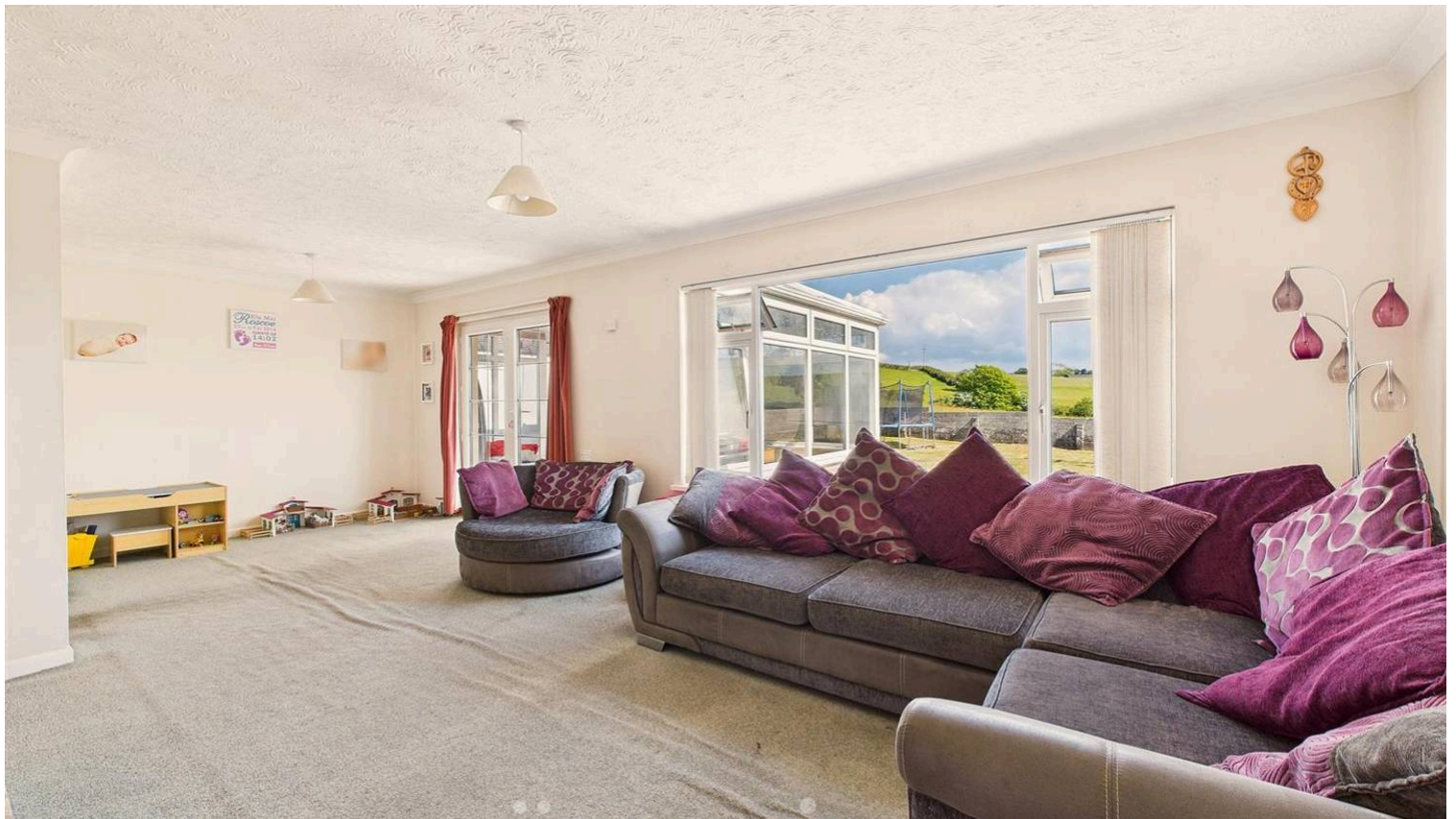
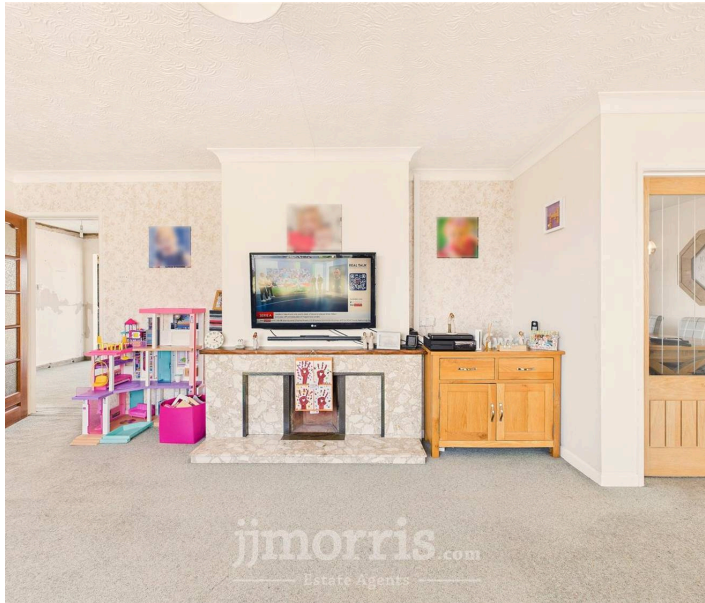
Wash basin, uPVC door and window.

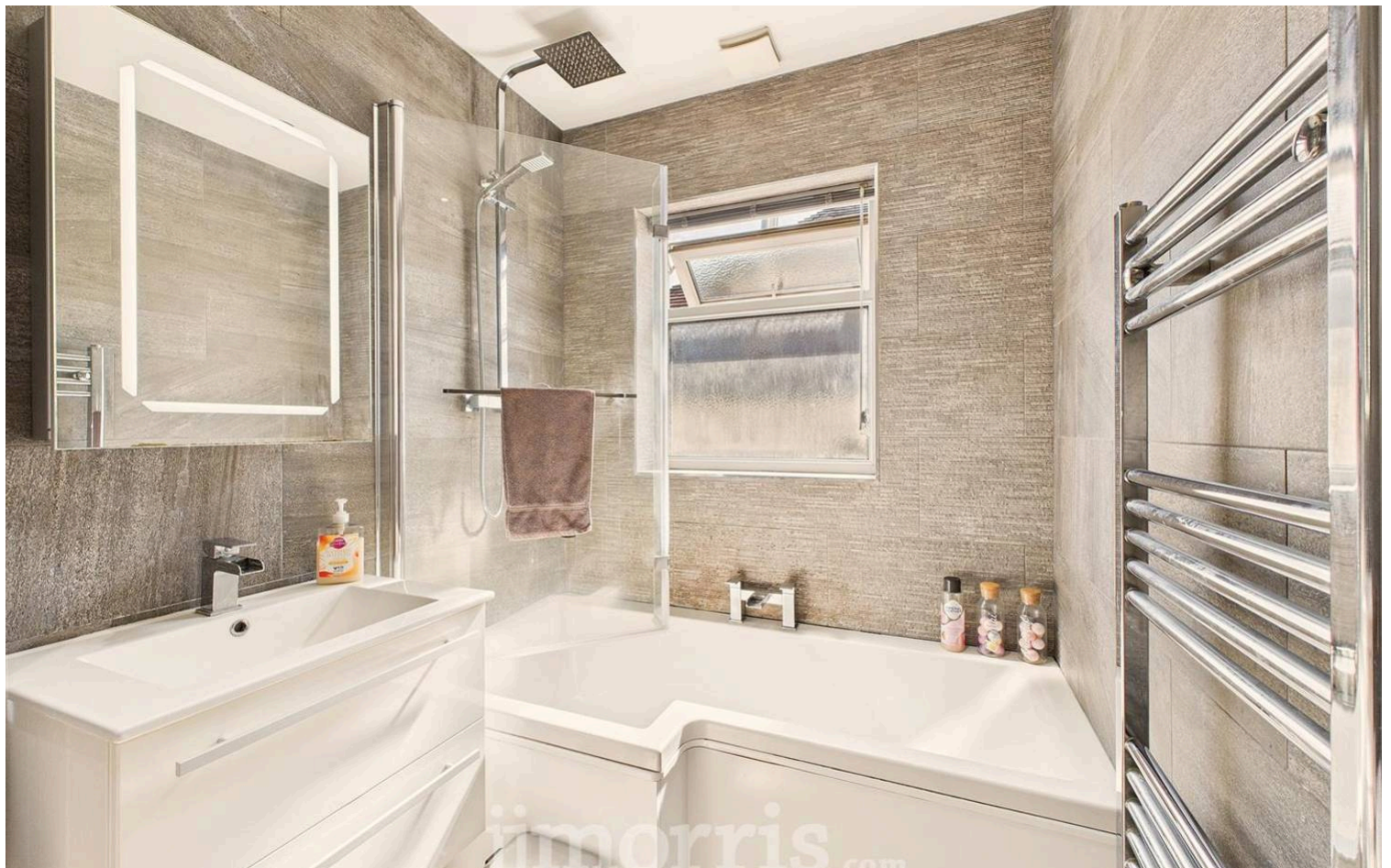
Garage

Concrete base, uPVC door and window, WC, up and over Garage Door

Utilities & Services

Heating Source: Oil-fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Ceredigion County Council Council Tax: Band E What3Words: [///sedated.organist.peach](http://sedated.organist.peach)





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 0.8mbps upload and 7mbps 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 Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - Limited Vodafone. Voice - Limited & Data - None 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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