



jjmorris.com



3 Glannant, Llechryd

£119,950 Freehold

One Bedroom House • Ideal FTB, Retirement Home or Investment • Open Plan Living & Kitchen with Added Benefit of a Conservatory • Large Conservatory • Parking & Gardens

Contact Cardigan Office



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Hallway

Wood effect laminate flooring storage heater, uPVC double glazed window, doors to:-

Bathroom

Wood effect laminate flooring, hand wash basin, WC, bath with shower over, tiled walls, uPVC double glazed window, heated towel rail.

Kitchen/Living Room

Having a range of wall and base units with worktop surfaces, stainless steel sink unit with mixer tap over, wood effect laminate flooring, storage heater, tiled splashback, storage cupboard, window, stairs to first floor, doors to:-

Sun Room

Tiled floor, storage heater, uPVC double glazed windows, door to rear garden, polycarbonate roof.

Bedroom

Wood effect laminate flooring, storage heater, Velux windows, loft hatch.

Utilities and Services

Heating Source: Economy 7 Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Ceredigion County Council Council Tax: Band A What3Words: ///lecturers.stopwatch.cherished



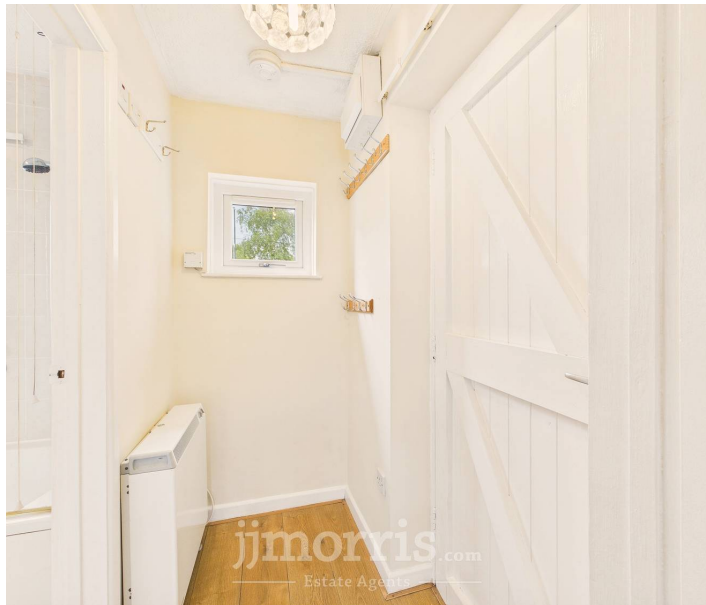


Anti Money Laundering & Ability To Purchase

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 17mbps 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.





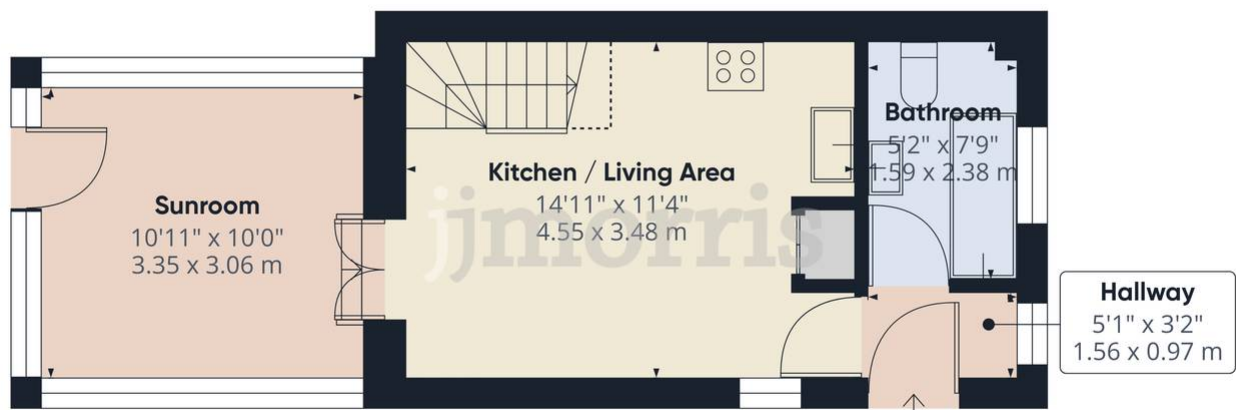
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good 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.

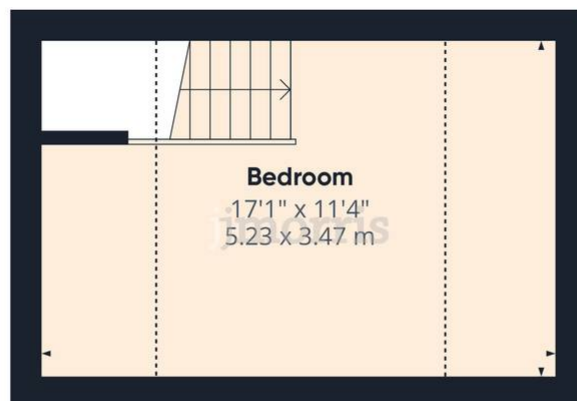


GARDEN

The property benefits from off-road parking for one vehicle, a practical external storage cupboard, and gated side access to the enclosed rear garden.



Floor 0



Floor 1



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