



Maes Y Graig , Newcastle Emlyn, SA38 9PE

£125,000

We are pleased to offer this two bedroom terraced house offers a perfect blend of comfort and convenience.

With two well-proportioned bedrooms, this property is ideal for small families, couples, or investors.

Cwm Cou is conveniently located near Newcastle Emlyn, where you will find a range of local amenities, including shops, cafes, and schools. The area is well-connected, providing easy access to nearby towns and the stunning landscapes of West Wales.

Hallway

Laminate flooring, UPVC Door, Electric Heater

Sitting Room

UPVC Window, Electric Heater, Built in Shelves, Carpet Floor

Living Room

Electric Heater, Carpet Floor, UPVC Window, Feature Fire Place, Built in Shelves

Kitchen

Vinyl Floor, Wall and Base Units, UPVC Windows and Door, Tiled Walls

Landing

Carpet Floor, UPVC Window, Electric Heater, Loft Access

Bedroom One

Carpet Floor, UPVC Window

Bedroom Two

UPVC Window, Carpet Floor

Bathroom

Wooden Effect Vinyl Floor, Bath tub with Electric Shower, W/C, Wash Basin, UPVC Window, Tiled Wall

Externally

To the fore there is a concrete area bounded by a dwarf wall. Enclosed rear courtyard with flower and shrub borders.

Utilities & Services

Heating Source: Electric heaters.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Ceredigion County Council

Council Tax: Band B

What3Words: ///reverses.clicker.stages

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 ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 8mbps download and Ultrafast 220mbps upload and 1800mbps 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 - Limited

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.

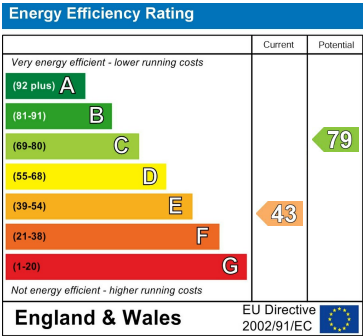
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.