

jjmorris.com



Nanterin, Blaenporth – SA43 2AX

£265,000 Freehold

A versatile Three Bedroom Detached Cottage offering spacious, well planned accommodation, which briefly comprises: Living Room, Kitchen, Utility, Sitting Room, Master Bedroom with Ensuite Shower Room, Landing, Two Further Bedrooms and a Family Bathroom. Externally, there is Parking and Gardens to Three Sides. Viewing is highly recommended to appreciate the accommodation on offer.

Council Tax band: D

Tenure: Freehold



Living Room

Woodburning stove set on a slate hearth with wooden mantle over. Wood effect flooring, dual aspect Upvc double glazed window, exposed beams, radiators, stairs rising off to first floor.

Kitchen/Diner

Having a range of wall and base units with worktop surfaces, 1.5 bowl sink unit and drainer, electric cooker and hob with extractor fan over, tiled splashback. Dual aspect Upvc double glazed windows, tiled flooring, space for fridge and freezer, vertical radiators, Upvc double glazed French doors, recessed spotlights. Door to:-

Utility

Base cabinets with worktop surfaces, void and plumbing for washing machine, tiled floor, radiator.

Sitting Room

Upvc double glazed window to the front, wood effect flooring, radiator, composite door to the front. Sliding door to:-

Bedroom One

Upvc double glazed window to the front, radiator, built-in cupboard.





Ensuite Shower Room

Large walk-in shower enclosure with rainfall shower head, extractor fan, heated towel rails, vanity unit with hand wash basin, covered cistern, tiled walls.

Landing

Upvc double glazed window to the rear, loft access, airing cupboard. Doors to:-

Bedroom Two

Upvc double glazed window to the front, radiator.

Bedroom Three

Upvc double glazed window to the front, radiator.

Bathroom

Panel bath, low flush WC, vanity unit with hand wash basin, Upvc double glazed window, heated towel rail, wood effect flooring.



Externally

The property benefits from parking to the front leading to gated access to the side and rear, which provides a good sized shaded area offering further parking and a lawned garden, with a decked area. A gate to the opposite side leads to a further lawned area with timber shed and oil storage tank.





Utilities & Services

Heating Source: Oil 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 D EPC: Since the EPC was produced, the vendors have insulated the roof space and living room wall.

What3Words - [///calm.error.neckline](https://www.what3words.com/)

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.



Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Yes & Data - Yes Three Voice - No & Data - No O2 Voice - Yes & Data - Yes Vodafone. Voice - Yes & Data - Yes 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.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard - 0.4mbps upload and 2mbps download and Ultrafast - 220mbps upload and 1000mbps 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.



Floor 0



Floor 1

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