



Isfryn Llysonen, Blaenffos, SA37 0HY

£275,000

A spacious three bedroom detached bungalow situated in a small cul-de-sac, in the village of Blaenffos, between the market town of Cardigan and the larger village of Crymych. Walking distance to local shop, 10 miles from the coast, The property briefly comprises: hall, living room, kitchen/diner, utility room, three bedrooms and a bathroom. Externally, there is parking, integral garage with w.c. Generous gardens to the rear.

Entrance Hall



Wood effect floor, radiator, coved ceiling.

Living Room



Coal effect gas fire with feature surround, Upvc window, radiator, coved ceiling.

Kitchen/Diner



Having a range of wall and base units with complimentary worktop surfaces, 1.5 bowl stainless steel sink unit with mixer tap over, Range Master electric oven and gas hob with extractor fan over, integrated dishwasher, integrated fridge, part tiled walls, part tiled/part wood effect floor, built-in storage with water cylinder, built-in storage with gas boiler. Door to:-

Utility



Base unit with stainless steel sink, plumbing for washing machine, space for dryer, Upvc window, coved ceiling, part tiled walls, tiled floor. Door to:-

Bedroom One



Upvc window, radiator, coved ceiling.

Bedroom Two



Upvc window, radiator, coved ceiling.

Bedroom Three



Upvc window, radiator, coved ceiling.

Family Bathroom



Corner walk-in shower with fitted shower, bath with shower hose, low flush WC, pedestal hand wash basin, base units, part tiled walls, tiled floor, Upvc window, coved ceiling, radiator.

Garage



Sliding garage door, Upvc window, loft access, door to:-

WC

Low flush toilet.

Externally



To the front there are steps down which lead to the entrance door, side access to the rear, part feature gravel area, access to the garage, wood fence boundary.

There is a large lawned area and timber shed to the rear.

Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words: ///muddle.relocated.improve

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

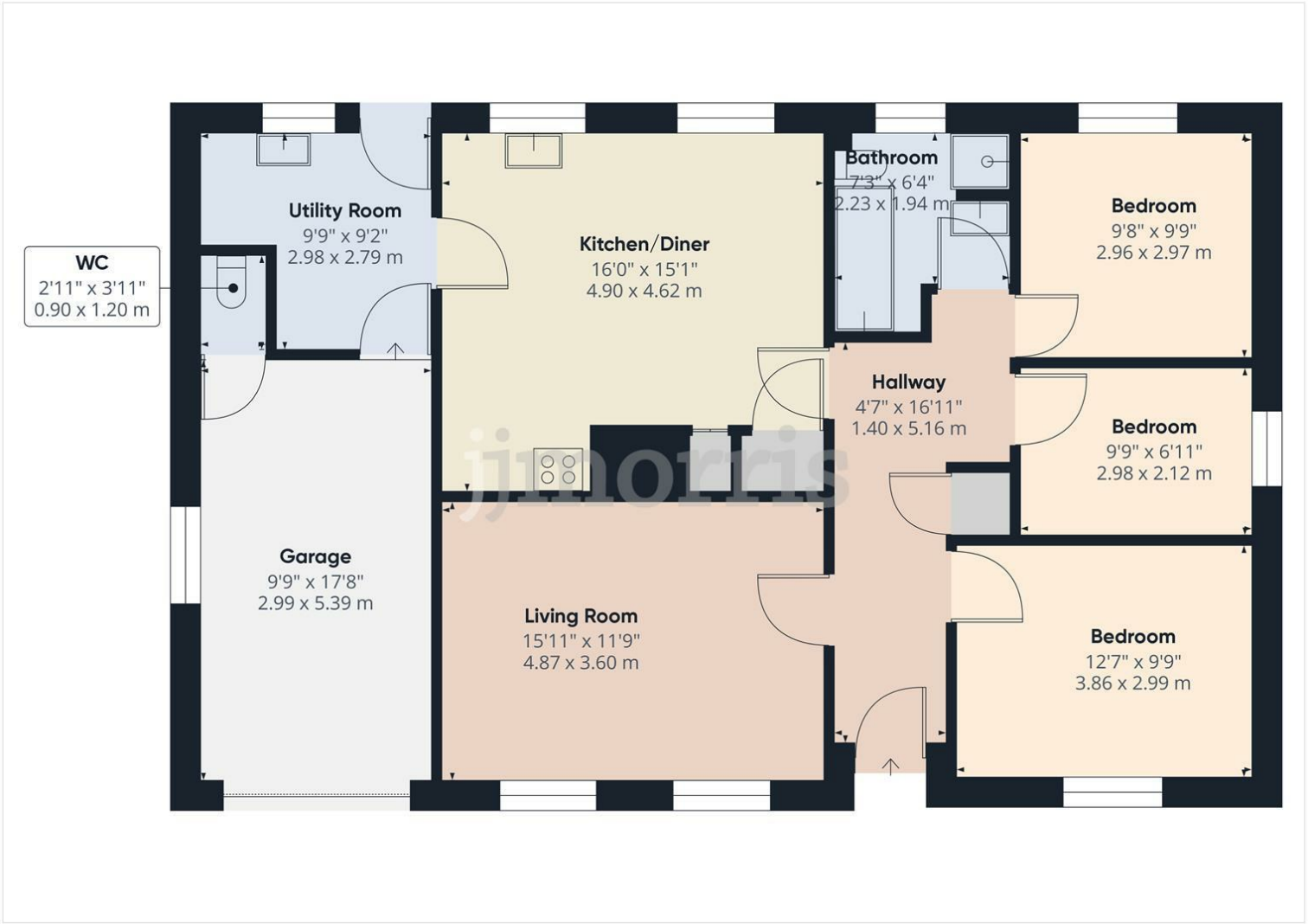
According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 6mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was 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.

Mobile Phone Coverage

The Ofcom website ofcom.org.uk provides upto date details with regards to mobile phone coverage.

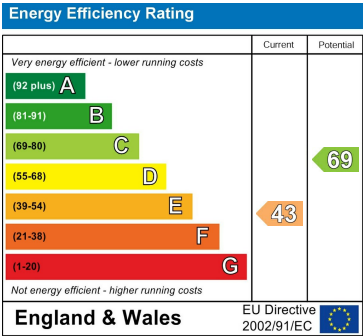
Floor Plan



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.