



8 Ger Y Llan, Cilgerran, SA43 2SY

**£179,950**

An improvable three bedroom end terraced house situated in the favoured North Pembrokeshire village of Cilgerran, with accommodation comprising: hall, living room, kitchen/diner, two first floor bedrooms, bathroom and a third bedroom to the second floor. Externally there is parking and gardens to the rear and side.

Partly glazed wooden door to:-

## Hall



Stairs rising off to first floor, wood effect flooring, window to the side, under stair cupboard housing Worcester LPG boiler. Doors to:-

## Living Room



Two double glazed windows to the front, radiator, coved ceiling.

## Kitchen/Diner



Having a range of wall and base units, worktop surfaces, inset stainless steel sink and drainer unit with mixer tap over, space for electric cooker, void and plumbing for washing machine, tiled floor, radiator, space for table, Upvc double glazed door to rear, two windows overlooking the garden.

## FIRST FLOOR

### Landing



Stairs rising off to second floor, doors to:-

## Bedroom One



Double glazed window to the rear, radiators, storage cupboard.

## Bedroom Two



Double glazed window to the front, radiator.

## Family Bathroom



Panel bath with mixer tap shower attachment, low flush WC, pedestal hand wash basin, radiator, storage cupboard.

## SECOND FLOOR

### Bedroom Three



Velux roof window, radiator, eaves storage, wood effect flooring.

## Externally



Gardens to two sides with gated access to the front, timber shed, LPG storage tank, enclosed by fencing.

## Utilities & Services

Heating Source: LPG boiler.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band C

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## 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 0.3mbps upload and 2mbps 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

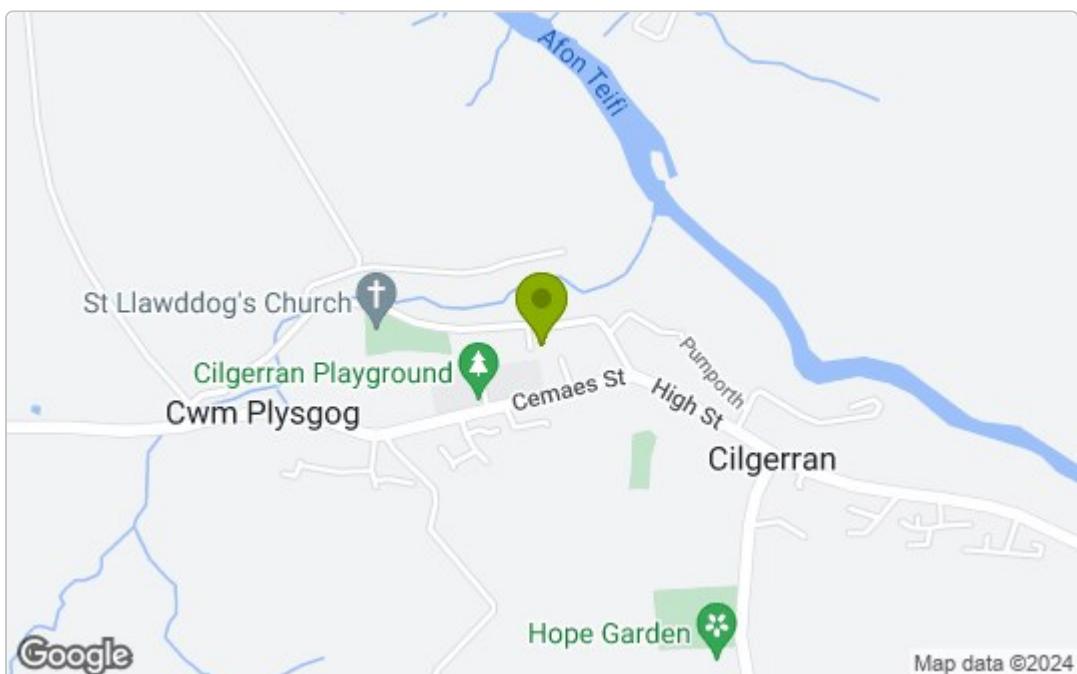
EE Voice - Yes & Data - Yes  
Three Voice - Yes & Data - Yes  
O2 Voice - Yes & Data - Yes  
Vodafone. Voice - Yes & Data - Yes

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.

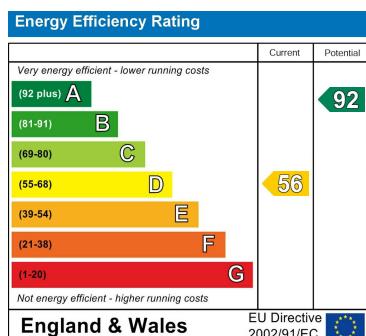
## Floor Plan



## 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.

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