



13 Maes Meigan, Crymych, SA41 3RW

**£185,000**

A three bedroom end of terrace house situated in the favoured village of Crymych, which has a local occupancy restriction applied (please contact the office for further information) with accommodation comprising: hall, living room, 'L' shaped kitchen/diner, utility room, w.c. First floor landing, three bedrooms and a bathroom. Externally, to the front there is a lawned area with communal parking, with further private parking to the rear will a good sized garden. The property benefits from an air source heat pump and solar panels.

## Entrance Hall



Understairs storage, radiator, coved ceiling, doors to:-

## WC



Low flush WC, Upvc window, radiator.

## Living Room



Coal effect electric fire with feature surround, Upvc window, radiator, picture rail, door to:-

## Rear Porch



Radiator, vinyl flooring, built-in storage for Air Source Heat Pump, doors to garden.

## Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, electric oven with extractor fan over, plumbing for washing machine, Upvc windows, part tiled walls, radiator, Stairs rising off to first floor, Upvc windows, radiator, picture rail.

## FIRST FLOOR

### Landing



Coved ceiling, built-in storage with radiator, doors to:-

### Bedroom One



Upvc window, radiator, built-in storage, coved ceiling.

## Utility



Upvc window, radiator, fuse box, vinyl flooring.

## Bedroom Two



Upvc windows, radiator, coved ceiling.

## Bedroom Three



Upvc window, radiator, coved ceiling, loft access.

## Bathroom



Low flush WC, pedestal wash basin, walk-in shower with electric shower, part tiled walls, Upvc window, coved ceiling, radiator.

## Externally



There is a lawned area to the front with side access to the back porch and garden. To the rear there is parking for several vehicles, lawned area, outside tap, timber shed, air-source heat pump.

## Utilities & Services

Heating Source: Air Source Heat Pump/Solar Panels

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band B

What3Words: ///seated.excavate.video

## 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

standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 17mbps download. Superfast 11mbps upload and 61mbps download and Ultrafast 950mbps 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 states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - None & Data - None

Vodafone. Voice - Limited & Data - None

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com