



Llwyn Y Bryn , Blaenannerch, SA43 2AL

**£225,000**

A two bedroom detached bungalow situated at the end of a no through lane in the village of Blaenannerch with countryside views to the sides and rear. The accommodation comprises: hall, living room, conservatory, kitchen, rear lobby, dining room, two bedrooms and a wet room. Externally, there is plenty of parking, garage and gardens.



uPVC double glazed door opens to:

## Hall



Wooden flooring, loft access, radiator, storage cupboard, doors to:

## Living Room



Radiator, coved ceiling, sliding doors to:

## Conservatory



uPVC double glazed windows, doors to either side, tiled flooring, radiator.

## Kitchen



Having a range of wall and base units with worktop surface over, inset sink unit, tiled splash back, space for cooker with extractor fan over, integrated dishwasher, void and plumbing for washing machine, radiator, pantry cupboard, boiler cupboard, tiled flooring, space for table.

## Rear Lobby

uPVC double glazed door to the side.

## Dining Room

uPVC double glazed window, wood flooring, wall lights, dado rail, feature fire surround.

## Bedroom One



uPVC double glazed window to the front, fitted with a range of matching bedroom furniture, wall lights, radiator.

## Bedroom Two



uPVC double glazed window, radiator.

## Wet Room



Low flush wc, pedestal hand wash basin, shower area with electric shower, tiled walls, uPVC double glazed window, airing cupboard.

## Externally

The property benefits from extensive parking to the front for several vehicles and providing access to the attached garage, which has an up and over door with electric connected. The gardens to the rear have been designed with ease of maintenance in mind, although they have become consumed by nature of late, there are a variety of mature shrubs and bushes, ornamental pond, greenhouse, timber shed.

## Utilities & Services

Heating Source: Oil fired central heating

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 E

What3Words: ///shares.freshest.swatting

### **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 0.2mbps upload and 1mbps 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 mobile coverage

EE - Good (outdoor only)

Three - Good (outdoor only)

O2 - Good (outdoor only)

Vodafone. - Good (outdoor only)

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.

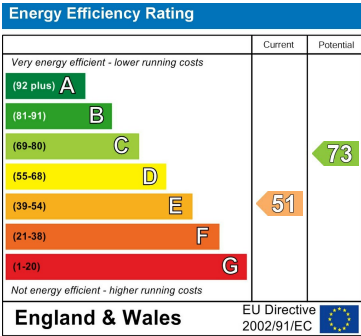
Floor Plan



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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