



Nanterin , Blaenporth, SA43 2AX

**£339,950**

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.



Grey composite entrance door with glazed panels, opens to:-

### 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:-

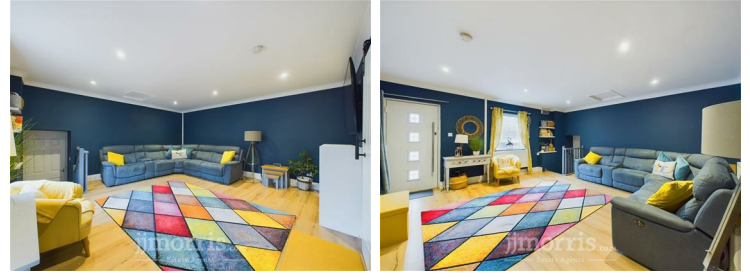
### Utility



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

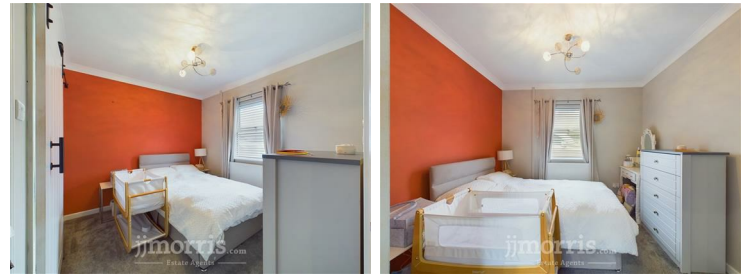
Door from the Living Room opens to:-

### 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.

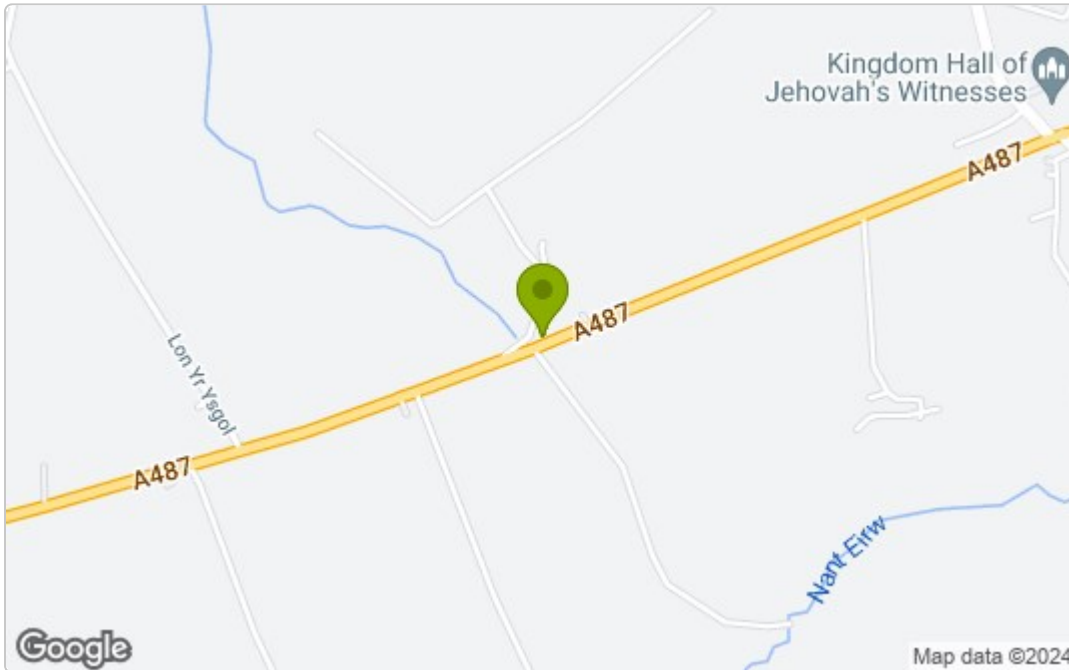
Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



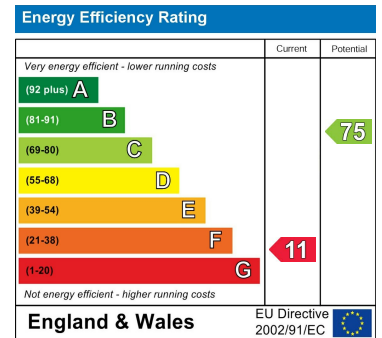
## Floor Plan



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