



## Pant Yr Haidd , Cwm Cou, SA38 9PZ

**£295,000**

A period three/four bedroom detached cottage set on a generous plot overlooking farmland to the front with accommodation comprising: Hall, Snug/Bedroom, Living Room, Kitchen/Diner, Utility, Pantry/Utility Room, Ground Floor Bathroom, Landing and Three Bedrooms. Externally, the property is generously set in a plot extending to 0.25 acre or thereabouts, ideal for the budding gardner.



Upvc double glazed entrance door to:-

### Hall



Decorative tiled floor, radiator, stairs rising off to first floor. Doors to:-

### Snug/Bedroom



Upvc double glazed sash window to the front, radiator, exposed fireplace.

### Living Room



Upvc double glazed sash window, radiator, tiled floor, glazed recess cupboard, fireplace, under stairs cupboard.

### Kitchen/Diner



Having a range of wall and base units with worktop surfaces, 1.5 bowl sink unit and drainer, electric oven, gas (LPG) hob with extractor fan over, radiator, Upvc double glazed sash window to the front, Upvc double glazed door to the front, space for table.

### Utility Area



Wall and base cabinets with worktop surfaces, void and plumbing for washing machine, Upvc double glazed window to the front.

### Utility Room



Formerly used for food preparation, having range of wall and base units and worktop surfaces, stainless steel sink and drainer unit, radiator, dual aspect Upvc window, oil fired boiler.

### Bathroom

Panel bath with electric shower over, low flush w.c. Pedestal hand wash basin, tiled walls, uPVC double glazed window, extractor fan, radiator.

## Landing



Upvc double glazed sash window to the rear. Doors to:-

## Bedroom



Upvc double glazed sash window to the front, radiator.

## Bedroom



Upvc double glazed sash window, radiator.

## Bedroom



Upvc double glazed sash window, radiator.

## Externally

Pedestrian side access gate open to the fore of the property which leads to a concrete pathway with lawned gardens and dwarf walling with decorative railings with a concrete patio area extending across the front of the property.

Large lawned garden extend beyond the side and giving vehicular access from a minor council road with mature shrubs and trees.

## Utilities & Services

Heating Source: Oil Fired Boiler. LPG Gas hob.

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 - [///landstand.theory.flagged](https://www.what3words.com/landstand.theory.flagged)

## 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 - 0.5mbps upload and 4mbps 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 states that the property has the following indoor mobile coverage

EE Voice - Yes & Data - Yes

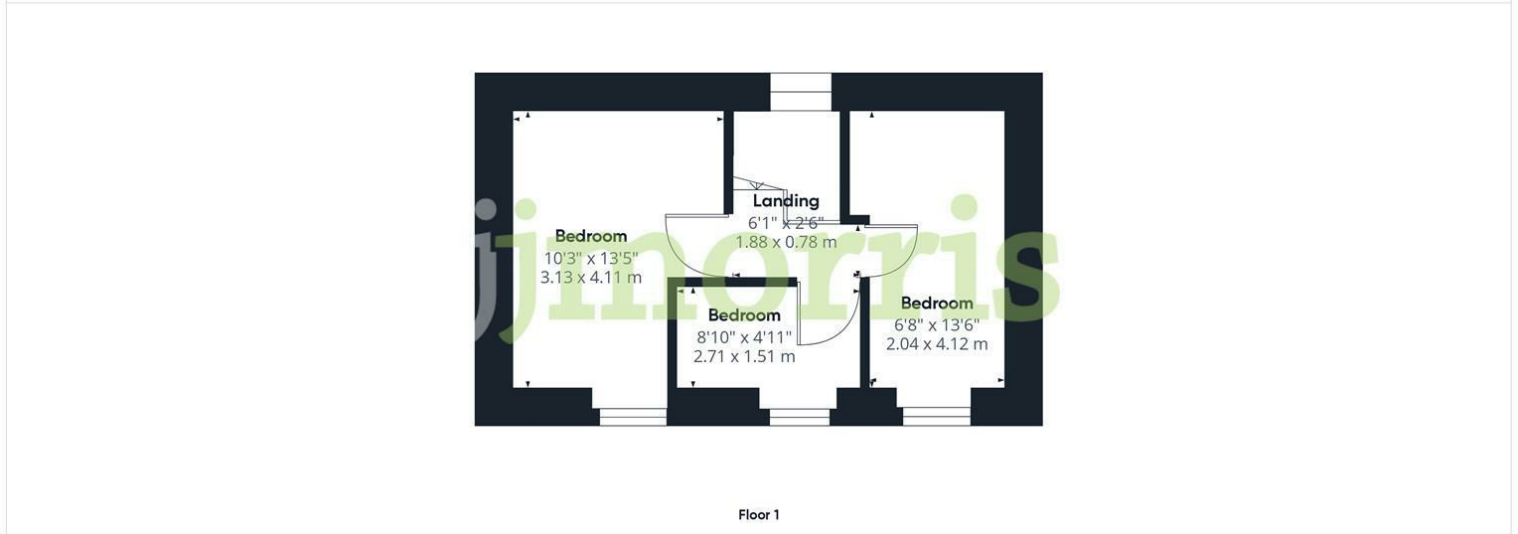
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - No

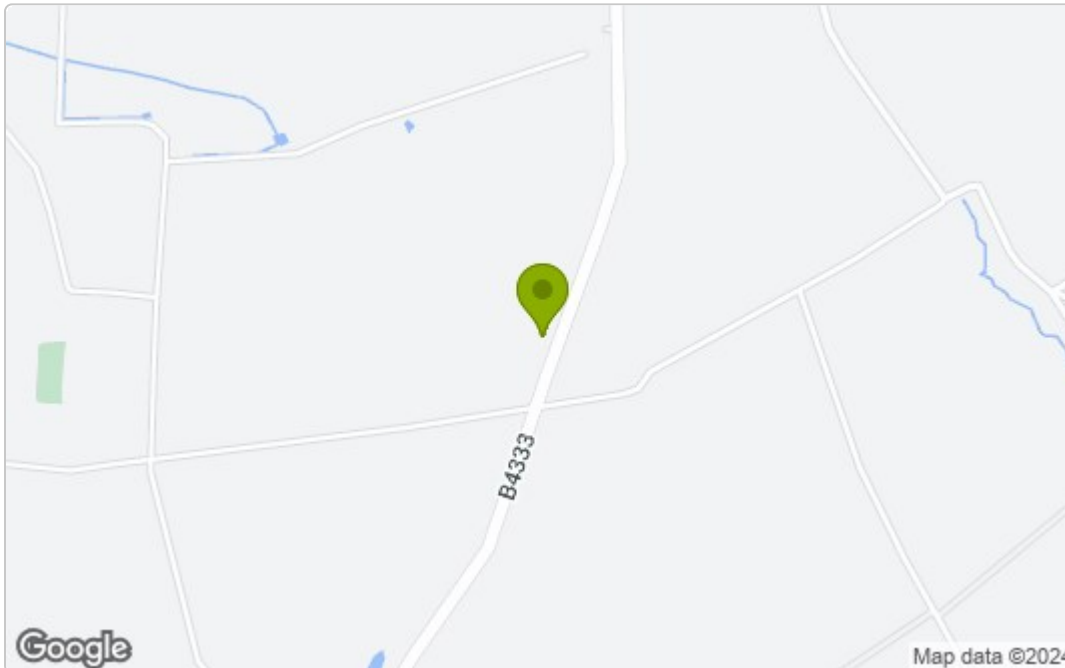
Vodafone. Voice - No & Data - No

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.

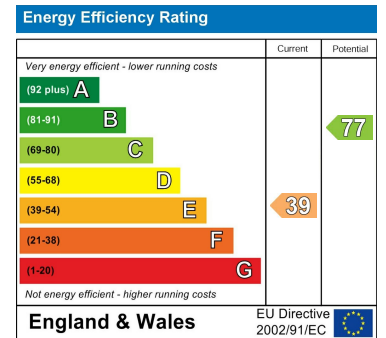
## Floor Plan



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