



Cae Derwen , Llechryd, SA43 2NL

£289,950

A Three Bedroom Detached Bungalow with spacious, well designed accommodation benefiting from a modern kitchen and bathroom with spacious conservatory to the rear. The property is set on a generous plot, set back from the road, with a gated entrance. The accommodation comprises: Entrance Hall, Living Room, Modern Kitchen/Diner, Sun Room/Conservatory, Three Bedrooms and a Modern Four Piece Bathroom. Externally there is Parking, Gardens and a Detached Garage/Workshop.

Situation

The property is positioned on a good sized plot, set back from the main road, within the popular village of Llechryd and a short walk from the village facilities and amenities which include a garage with a Premier shop, a chip shop, a Public House and Tea Room with larger Hammet House Hotel nearby. Approximately 3 miles or so from the west Wales market town of Cardigan that offers a wide range of educational, recreational and shopping amenities. Doctor & Veterinary surgeries, etc. The West Wales coastline renowned for its outstanding scenery is within easy driving distance, whilst other towns in the area include Newcastle Emlyn, Carmarthen with rail link and access onto the dual carriageway linking the M4 motorway, whilst other towns in the area include Fishguard, Narberth and Haverfordwest.

Hardwood entrance door to:-

Hall



Radiator, loft access.

Living Room



Sliding patio doors, radiator, wood effect flooring, fireplace with tiled hearth.

Kitchen



Modern fitted kitchen with gloss base and wall units with worktop surfaces, 1.5 bowl sink unit, 2 double glazed windows, tiled effect wooden flooring, integrated fridge, freezer and dishwasher, electric oven, ceramic hob with extractor fan oven.

Conservatory



Upvc double glazed window set on dwarf walls, polycarbonate roof, door to garden, tile effect wooden floor.

Bedroom One



Dual aspect double glazed window, radiator.

Bedroom Two



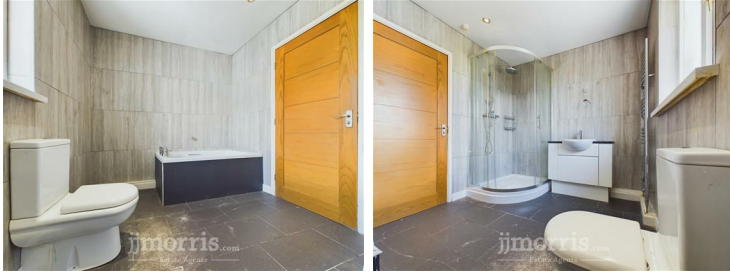
Radiator, double glazed window.

Bedroom Three



Double glazed window, radiator.

Bathroom



Modern 4 piece suite comprising shower enclosure, panel bath, vanity unit and basin, low flush WC, heated towel rail, double glazed window, fully tiled walls, spot lights, tiled floor.

Externally



Driveway providing parking and turning area. Wrap around lawned gardens with oil storage tank and external boiler. Mature shrubs and trees with recently laid patio.

Detached Garage



Double doors to the front, window to the rear, pedestrian door to the side.

Utilities & Services

Heating Source: Oil-fired 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 E

What3Words - [///shorten.dislodge.dumpy](https://www.what3words.com/shorten/dislodge.dumpy)

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 1mbps upload and 17mbps 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

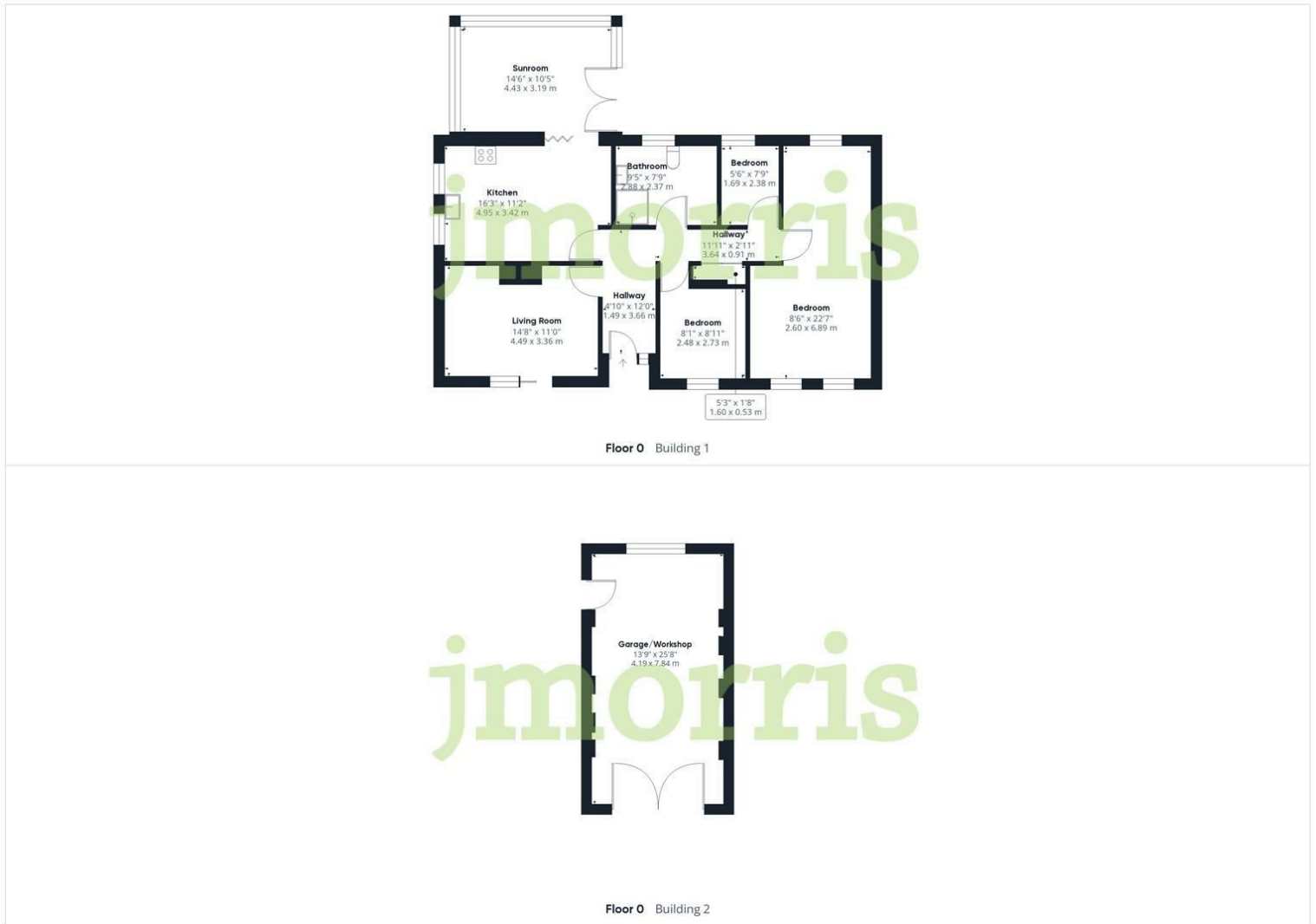
Three Voice - No & Data - No

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.

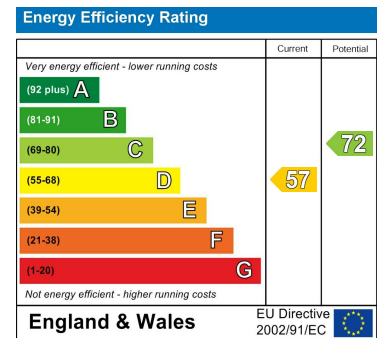
Floor Plan



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.