

38 Dolwerdd Estate, Penparc, SA43 1RF

**£259,950**

A well presented and maintained three bedroom bungalow, which is ready to move into with accommodation comprising: canopy porch, hall, living/dining room, kitchen, three bedrooms and a fitted shower room.

Externally, there is parking, garage and lawned gardens.

**NO FORWARD CHAIN.**

### Canopy Porch

Tiled floor, Upvc double glazed door to:-

### Hall



Wood effect flooring, electric storage heater, airing cupboard with hot water cylinder and immersion heater.

### Living/Dining Room



Two Upvc double glazed windows to the front, wood effect flooring, electric storage heater, serving hatch.

### Kitchen



Having a range of wall and base units, worktop surfaces, inset stainless steel sink and drainer unit with mixer tap, ceramic hob with extractor hood over, electric oven, void and plumbing for washing machine and dish washer, space for fridge, Upvc double glazed window, Upvc double glazed door, breakfast, electric panel heater.

### Bedroom One



Upvc double glazed window, electric storage heater.

### Bedroom Two



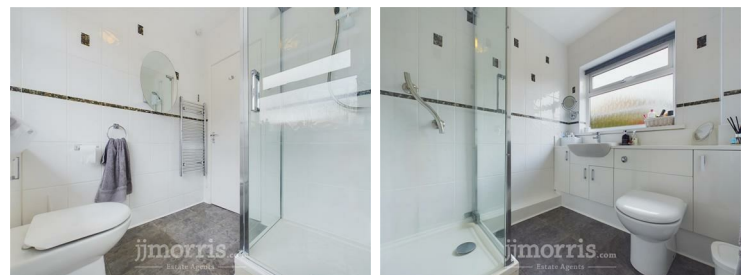
Upvc double glazed window, electric storage heater.

### Bedroom Three



Upvc double glazed window to the side, electric storage heater.

### Shower Room



Glazed enclosure with electric shower, hand wash basin with vanity units and low flush WC concealed cistern, heated towel rail, tiled walls, Upvc double glazed window, tiled floor.

## Externally



Driveway providing parking to the side, leading to a single bay garage. Lawned gardens to the front extends to the side and rear with concrete concrete path and brick built seating area.

## Utilities & Services

Heating Source: Electric Storage Heaters.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Ceredigion County Council

Council Tax: D

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## 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 0.6mbps upload and 4mbps download and Superfast 9mbps upload and 50mbps 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

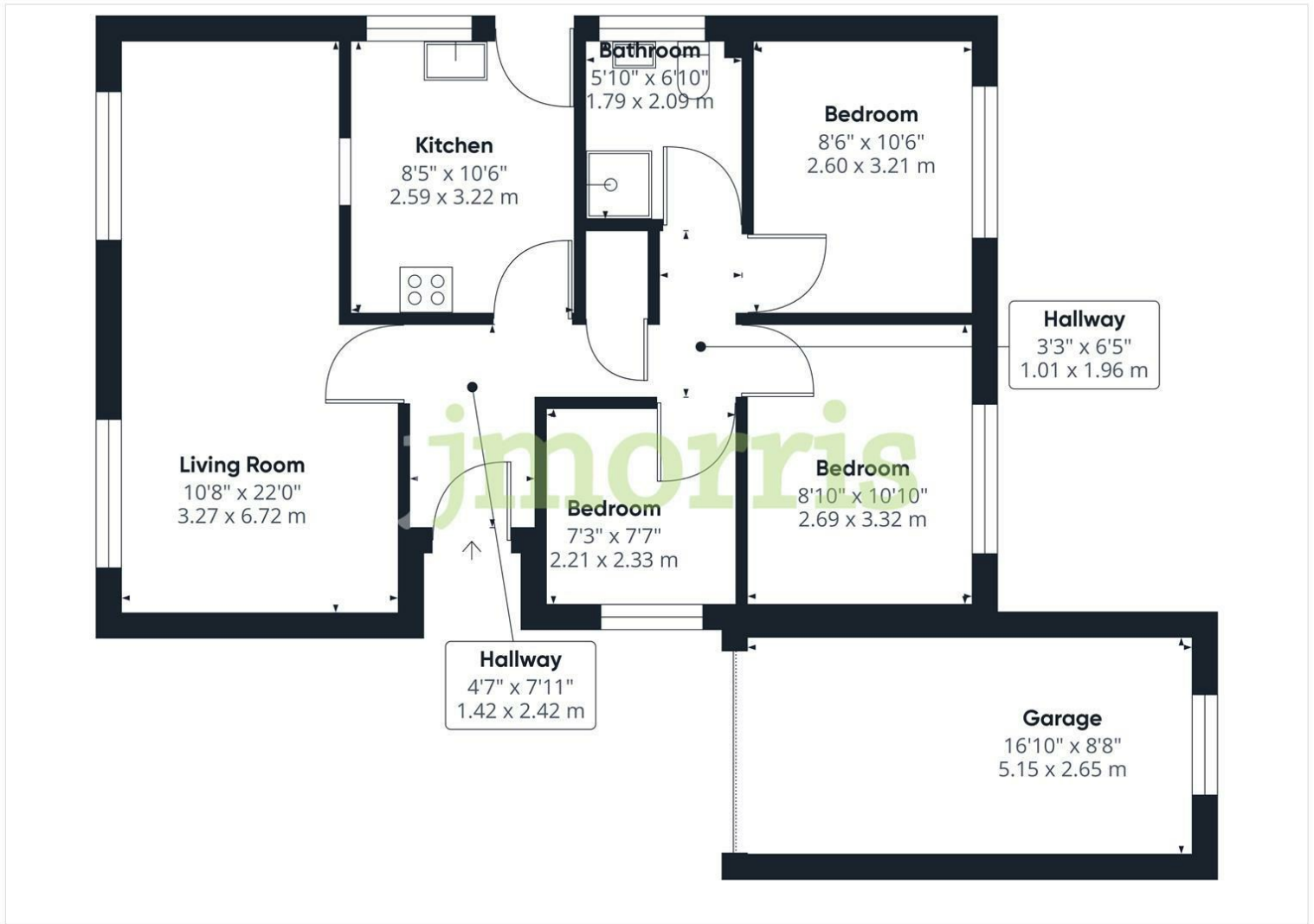
Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(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.

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