



jjmorris.com

36 Maesyfrenni, Crymych – SA41 3QJ

Crymych

£125,000



36 Maesyfrenni

Crymych, Crymych

A two bedroom end terraced property situated in the ever popular village of Crymych, within easy walking distance of the school and local amenities. The accommodation comprises: hall, living room, kitchen/diner, landing two bedrooms, bathroom and separate w.c. There is a lawned garden to the rear.

Council Tax band: TBD

- Local Occupancy Restriction Applies
- Living Room and Kitchen Diner
- Rear Garden
- Two Bedroom End Terrace House





Hall

Living Room

Dimensions: 4.07 x 3.19 (13'4" x 10'5"). Oil fired Parkray, window to the rear.

Kitchen/Diner

Dimensions: 5.98 x 2.26 (19'7" x 7'4"). Having a range of wall and base units with worktop surface, inset sink unit, electric oven, hob, void and plumbing for washing machine, dual spect windows, space for table. Two radiators.

Rear Lobby

Door to the rear garden, under stairs cupboard.

First Floor

Landing

Bedroom One

Dimensions: 4.09 x 2.97 (13'5" x 9'8"). Window to the rear.

Bedroom Two

Dimensions: 4.10 x 2.59 (13'5" x 8'5"). Window to the rear.

Bathroom

Dimensions: 1.77 x 1.57 (5'9" x 5'1"). Panel bath, vanity unit with hand wash basin, tiled walls, window.

W.C.

Low flush toilet, tiled walls, window.

Externally

Lawned rear garden, oil storage tank, access gate to side.



Utilities & Services

Heating Source: Oil central heating. Services: Electric:
Mains Water: Mains Drainage: Mains Local Authority:
Pembrokeshire County Council Council Tax: Band B
What3Words: ///taxed.diverts.centuries Please note a local
occupancy restriction applies to this property.

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
standard, superfast and ultrafast broadband available,
with speeds up to Standard 1mbps upload and 18mbps
download, Superfast 20mbps upload and 80mbps
download, Ultrafast 950mbps upload and 950mbps
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 - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Limited & Data - None Vodafone. Voice - None & Data - None 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.





jjmorris.com

JJ Morris Cardigan Office

J J Morris, 5 High Street - SA43 1HJ

01239612343 • cardigan@jjmorris.com • <http://jjmorris.com>

