



**jjmorris**.com



**Maesygraig, Cwm Cou – SA38 9PE**

Newcastle Emlyn

**£125,000**





## Maesygraig

Cwm Cou, Newcastle Emlyn

We are pleased to offer this two bedroom terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or investors.

Cwm Cou is conveniently located near Newcastle Emlyn, where you will find a range of local amenities, including shops, cafes, and schools. The area is well-connected, providing easy access to nearby towns and the stunning landscapes of West Wales.

Council Tax band: B

Tenure: Freehold

- A Two Bedroom Terraced House
- To The First Floor; 2 Bedrooms, Family Bathroom
- The property briefly comprises; Sitting Room, Living Room, Kitchen
- No forward chain
- Externally there is an enclosed rear courtyard with flower and shrub borders





### **Hallway**

Laminate flooring, UPVC Door, Electric Heater

### **Sitting Room**

UPVC Window, Electric Heater, Built in Shelves, Carpet Floor

### **Living Room**

Electric Heater, Carpet Floor, UPVC Window, Feature Fire Place, Built in Shelves

### **Kitchen**

Vinyl Floor, Wall and Base Units, UPVC Windows and Door, Tiled Walls

### **Landing**

Carpet Floor, UPVC Window, Electric Heater, Loft Access

### **Bedroom One**

Carpet Floor, UPVC Window

### **Bedroom Two**

UPVC Window, Carpet Floor

### **Bathroom**

Wooden Effect Vinyl Floor, Bath tub with Electric Shower, W/C, Wash Basin, UPVC Window, Tiled Wall

### **Externally**

To the fore there is a concrete area bounded by a dwarf wall. Enclosed rear courtyard with flower and shrub borders.



### Utilities & Services

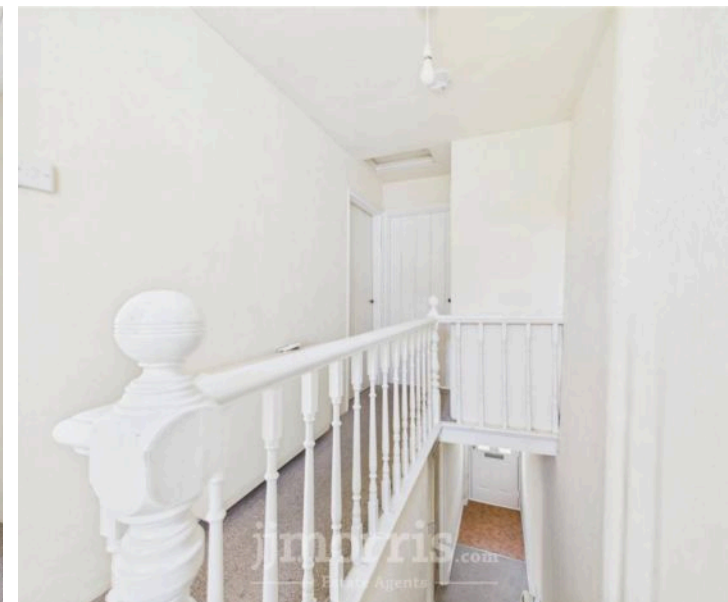
Heating Source: Electric heaters. Services: Electric: Mains  
Water: Mains Drainage: Septic Tank Tenure: Freehold and  
available with vacant possession upon completion. Local  
Authority: Ceredigion County Council Council Tax: Band B  
What3Words: ///reverses.clicker.stages

### 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 0.8mbps upload and 8mbps download  
and Ultrafast 220mbps upload and 1800mbps 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.

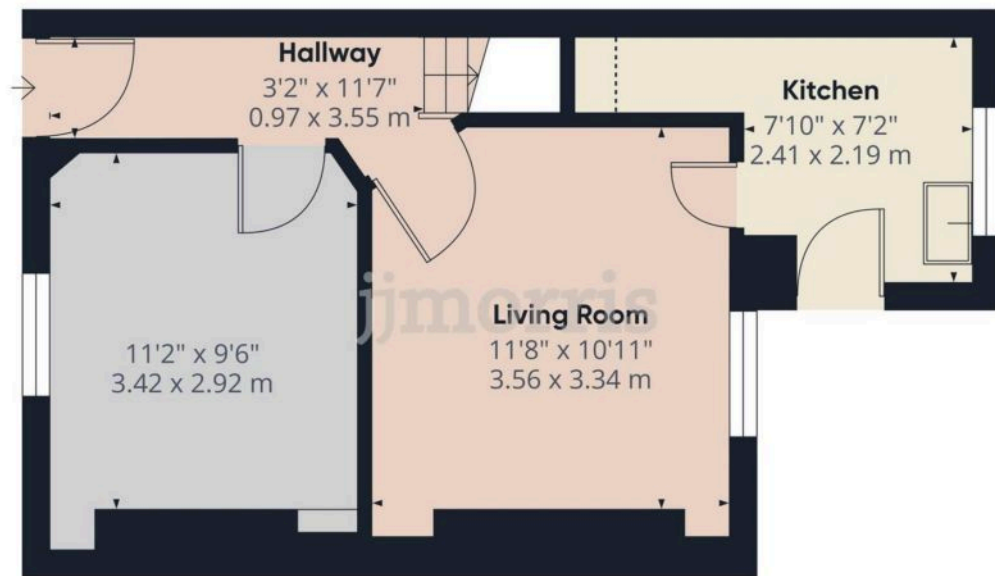




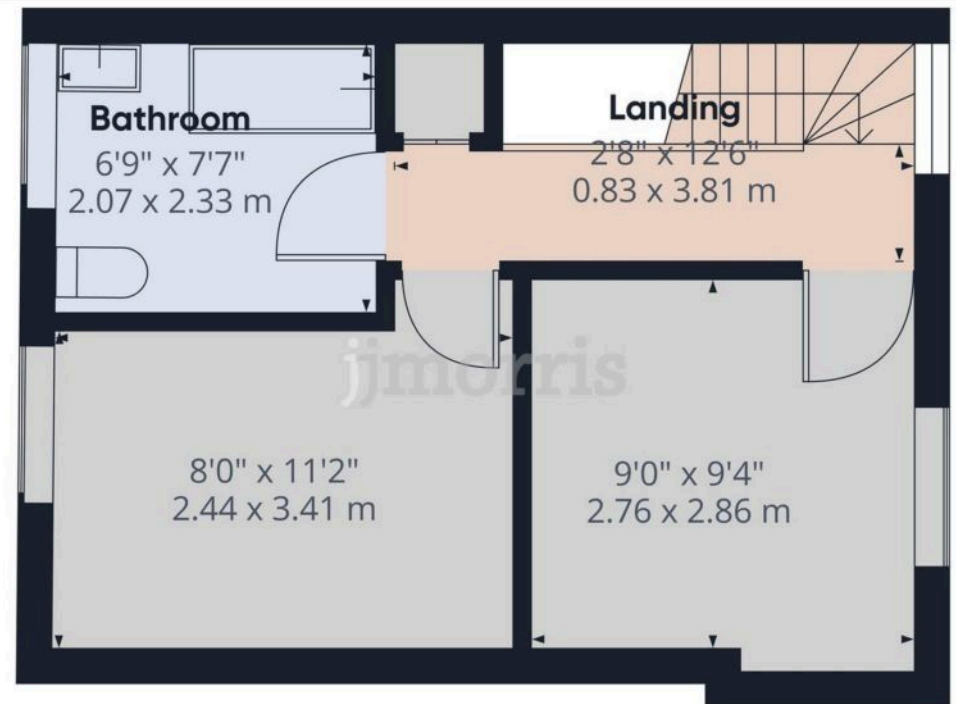
### Mobile Phone Coverage

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 - Limited Vodafone. Voice - Limited & Data - Limited 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.





Ground Floor



Floor 1





## JJ Morris Cardigan Office

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