



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; Siting 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

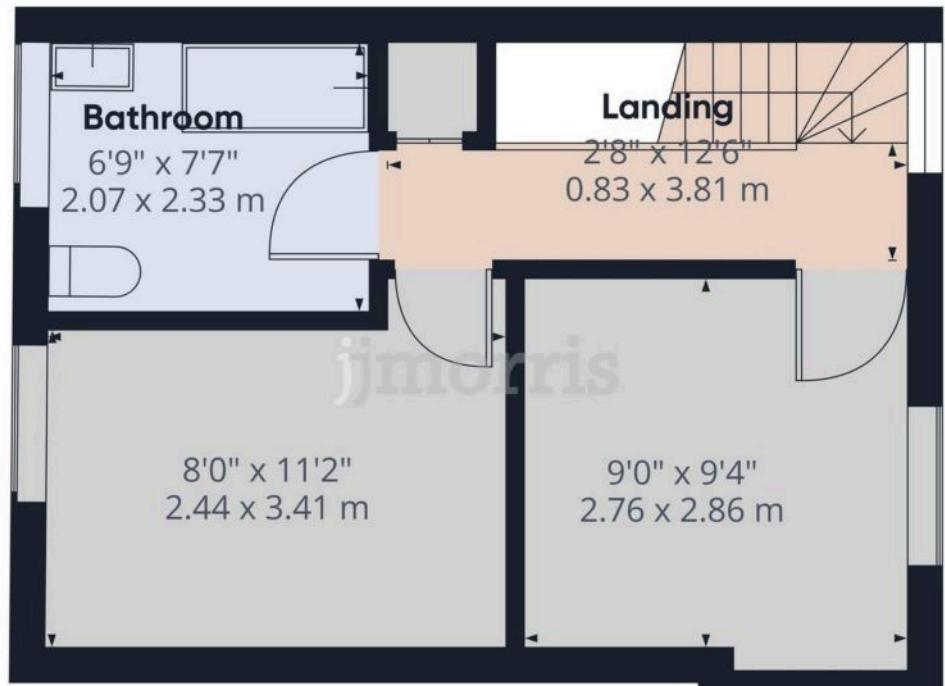
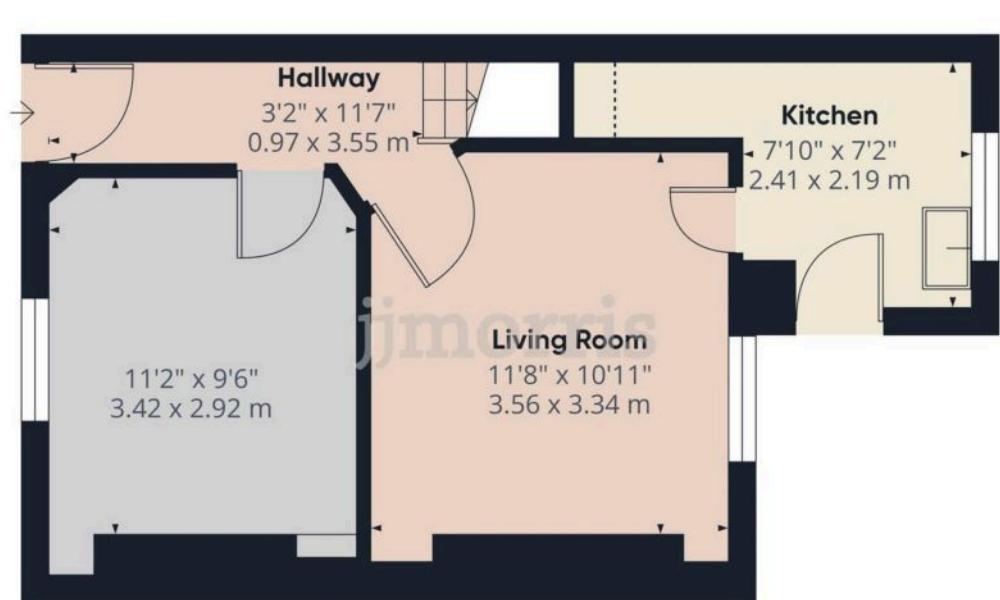
According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.8mbps upload and 8mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was 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.







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