



11 Brogorwel, Bryngwyn – SA38 9PJ

£325,000 Freehold

A three bedroom detached bungalow with accommodation comprising: hall, living room, kitchen/diner, utility room, master bedroom with ensuite, two further bedrooms and a family bathroom. Externally, the property benefits from parking, garage and gardens.

Council Tax band: E

Tenure: Freehold



Hallway

uPVC glazed door, vinyl flooring, radiator, coved ceiling, doors to:-

Living Room

Radiator, uPVC double glazed windows, door to front, double doors to:-

Kitchen/Diner

Having a range of wall and base units with worktop surfaces, stainless steel sink unit, electric oven, gas hob, tiled splash back, tiled flooring, uPVC windows and door to rear garden.

Utility

Having a range of wall and base units with worktop surfaces, stainless steel sink unit, uPVC double glazed windows and door to rear garden, tiled walls and floor, door to:-

Garage

Hard standing floor, insulated blocked off garage door which can be removed, loft hatch.

Master Bedroom

Radiator, uPVC double glazed window, coved ceiling, door to:-

En-Suite

Hand wash basin, shower, WC, tiled walls, radiator, double glazed window.



Bedroom Two

Radiator, uPVC double glazed window.

Bedroom Three

Radiator, uPVC double glazed window.

Bathroom

Hand wash basin, WC, bath, radiator, tiled walls and floor, uPVC double glazed window, airing cupboard.

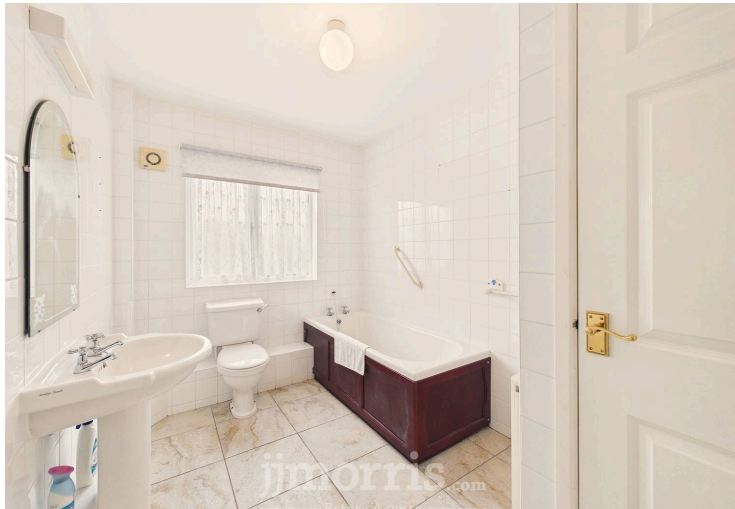
Utilities and Services

Heating Source: Oil fired central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: ///calculating.trees.winemaker

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 0.4mbps upload and 2mbps 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

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor Three - Good outdoor, variable indoor O2 - Good outdoor Vodafone. - Variable outdoor 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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