

**jjmorris.com**



## Eifed Villa Penllwyndu, Llangoedmor – SA43 2LY

£215,000 Freehold

An improvable three bedroom detached house set on a generous plot overlooking adjacent farmland. The accommodation comprises: hall, living room, snug/sitting room, kitchen, utility room, landing, three bedrooms and a family bathroom. Externally there is parking, garage and gardens.

Council Tax band: TBD

Tenure: Freehold



**Hall**

Radiator, fuse box.

**Snug Room**

Upvc window, radiator.

**Living Room**

Upvc window, radiator, log burner, part stone wall, under stair storage.

**Kitchen**

Upvc window, Regent Rayburn, electric hob, electric oven, base units, stainless steel sink, part tiled walls, radiator, under stair storage.

**Boot Room**

Tiled flooring, wooden door, Upvc door, Upvc window, Worcester boiler.

**FIRST FLOOR**

**Landing**

Radiator, Upvc window, exposed beam.

**Bedroom One**

Upvc window, radiator, wood effect flooring, built-in storage.

**Bedroom Two**

Upvc window, radiator, exposed flooring, loft access.



### Bedroom Three

Upvc window, radiator.

### Bathroom

Upvc window, low flush WC, pedestal hand wash basin, bath, shower, part tiled walls, radiator, towel rail, built-in storage.

### Garage

Wooden garage door, Upvc door, exposed blockwork, exposed beams, void for window.

### Externally

Low wall, parking to the front, lawned south facing garden to the rear, oil tank, access to garage.

### Utilities & Services

Heating Source: Oil fired central heating 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 D What Three Words:

[///evoke.hacking.play](https://www.evoke.hacking.play)





### **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**

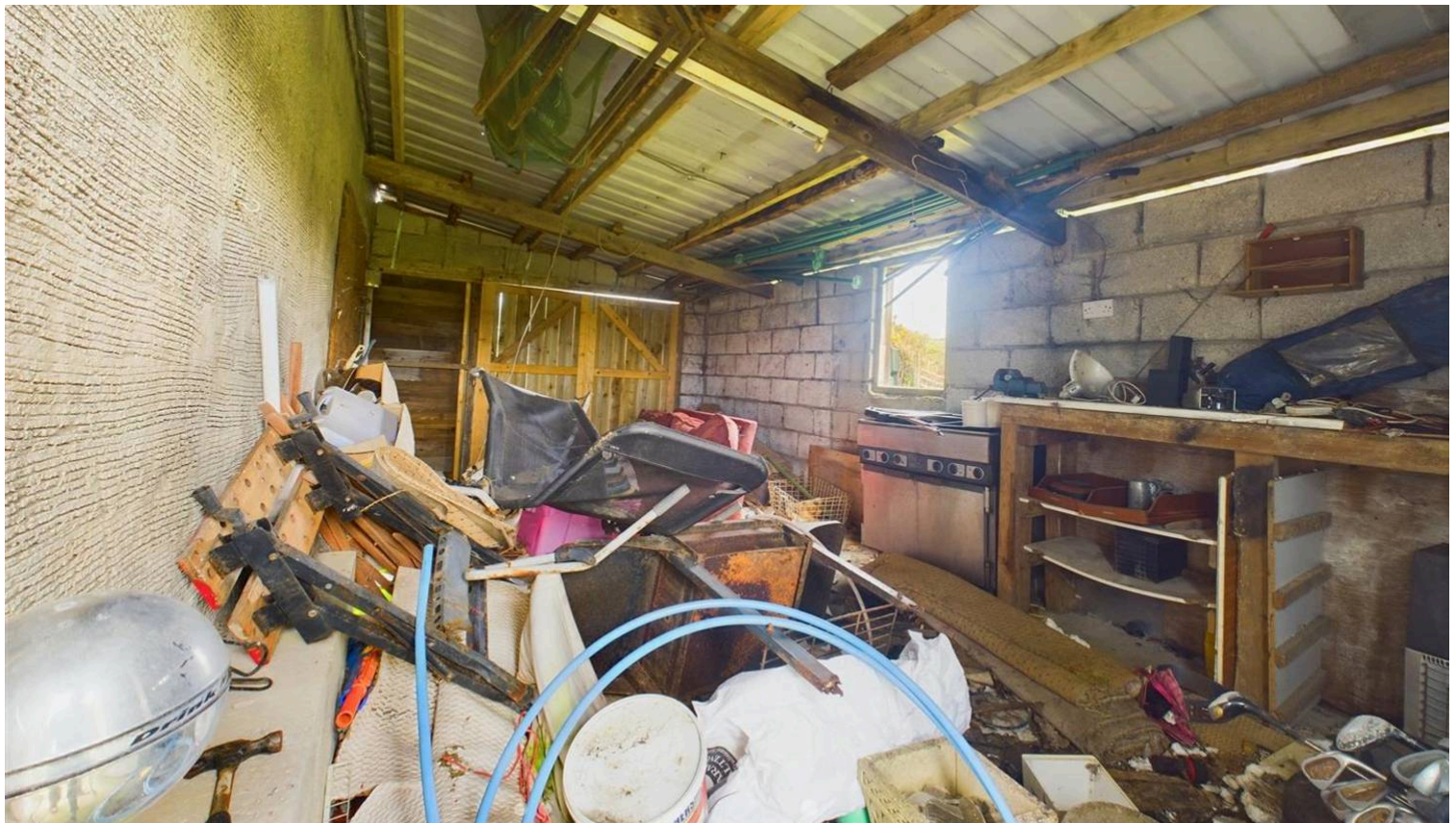
According to the Ofcom website, this property has standard broadband available, with speeds up to 0.5mbps upload and 4mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure 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 0

Approximate total area<sup>(1)</sup>  
1316 ft<sup>2</sup>  
122.3 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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