



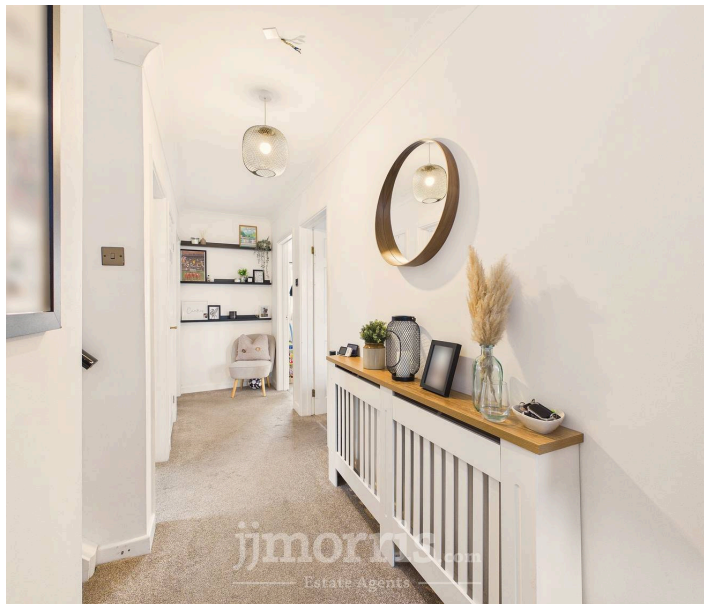
## Afallon, Blaenannerch, Cardigan – SA43 1SN

Offers Over £250,000 Freehold

A deceptive three bedroom semi detached house overlooking adjoining countryside to the rear with accommodation comprising: hall, living room, kitchen/diner, garage/utility, ground floor bedroom with ensuite shower room, family bathroom and two further bedrooms. There is parking, along with gardens to the front and rear.

Council Tax band: D

Tenure: Freehold



**Accommodation Comprises:**

uPVC double glazed door opens to:

**Hall**

Stairs rise off to the first floor, radiator, doors to:

**Living Room**

Log effect electric fire with stone surround, wall lights, uPVC double glazed window to the front, radiator, coved ceiling.

**Kitchen/Diner**

Having a range of wall and base units with work surface over, 1.5 bowl stainless steel sink unit with mixer tap over, tiled splash back, electric hob and oven, uPVC double glazed door and window, space for fridge and dining table, wood effect flooring, radiator.

**Bedroom**

uPVC double glazed window to the rear, radiator, door to:

**En-Suite Shower Room**

Shower enclosure, wall mounted hand wash basin, low flush toilet, heated towel rail, tiled walls, uPVC double glazed window, extractor fan.



### **Family Bathroom**

A modern three piece suite with panel bath and shower over, low flush toilet, vanity unit with hand wash basin, heated towel rail, tiled walls and floor, recessed spotlights, uPVC double glazed window and extractor fan.

### **Garage/Utility Room**

Up and over door with uPVC double glazed window, void and plumbing for washing machine, hand wash basin, oil fired boiler.

### **Landing**

Spacious landing with doors leading to:

### **Bedroom**

A good-sized room with uPVC double glazed window to the rear, overlooking adjoining countryside. Eaves storage to both sides, radiator.

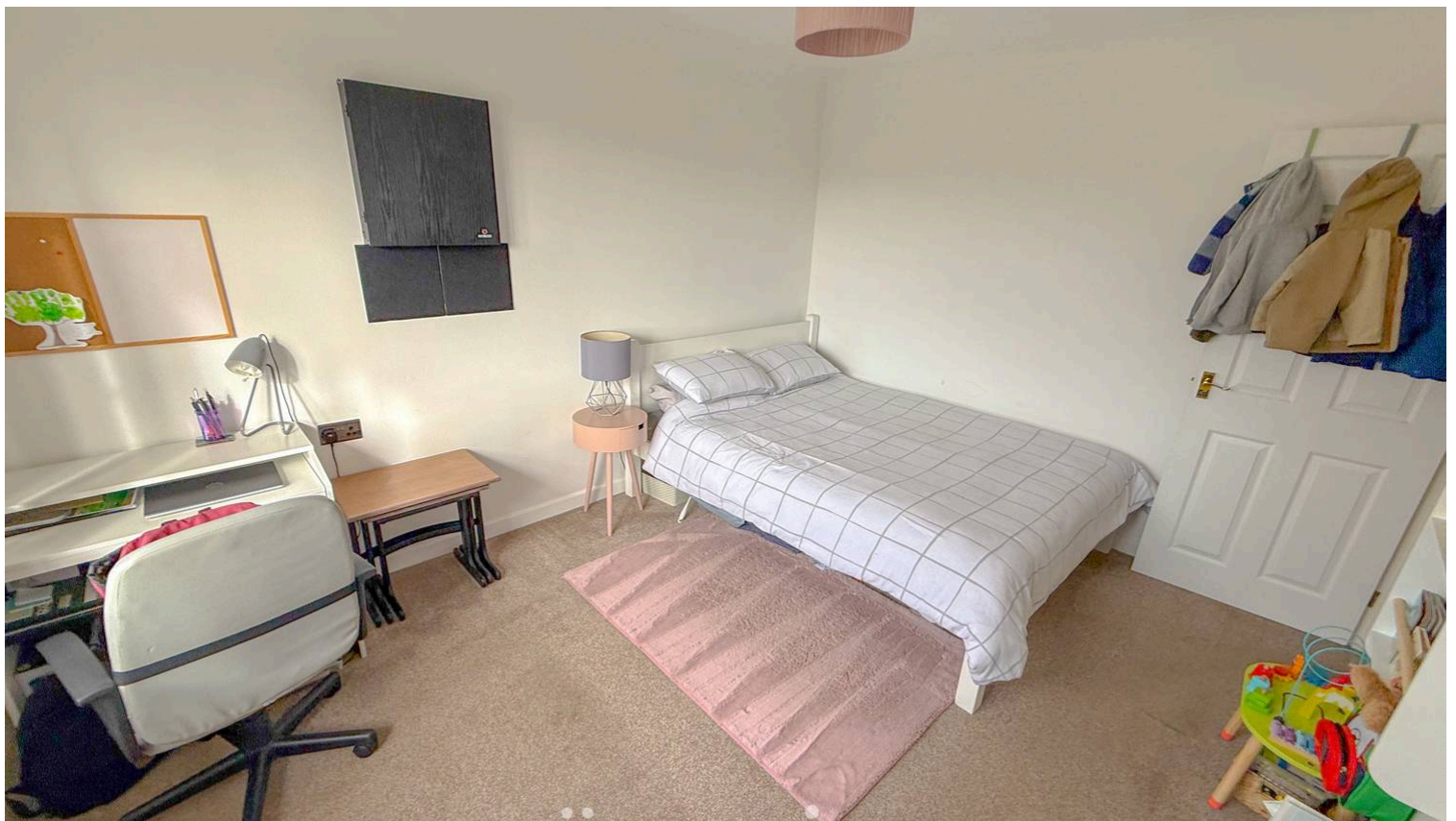


### **Bedroom**

Velux roof window, radiator.

### **Utilities and Services**

Heating Source: Oil central heating Services: Electric:  
Mains Water: Mains Drainage: Cesspit Tenure: Freehold  
and available with vacant possession upon completion  
Local Authority: Ceredigion County Council Council Tax:  
Band D What3Words: [///thanks.trend.commuting](https://www.what3words.com/#!/en/111/thanks.trend.commuting) Under  
the terms of the Estate Agents Act 1979, we are obliged to  
inform you that the owner of this property is related to an  
employee of J.J. Morris.





### **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 0.2mbps upload and 1mbps 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 Good outdoor, variable indoor Three Good outdoor O2 Good outdoor Vodafone. Good 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.



## GARDEN

The property is approached via a tarmac driveway providing parking and access to the garage, to the front there is a paved patio and lawned garden. The rear garden has been designed with ease of maintenance in mind with hardstanding, artificial lawn, raised flower and shrub borders.



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