



Yr Hafan, Boncath – SA37 0JL

£230,000 Freehold

An improvable two/three bedroom detached bungalow situated on a good sized plot on the outskirts of Boncath, just a short distance from the nearby town of Cardigan. The accommodation comprises: hall, living room, dining room, snug, conservatory and kitchen, with two bedrooms and a bathroom. Externally, there is parking, gardens and a garage.

Council Tax band: E

Tenure: Freehold



Hallway

uPVC glazed door, storage cupboard, loft hatch, doors to:-

Living Room

uPVC double glazed window, fireplace with tiled surround.

Bedroom One

Built-in storage cupboards, uPVC double glazed window.

Bedroom Two

uPVC double glazed window, built-in wardrobe.

Bathroom

Shower, WC, hand wash basin, Velux window, shelving units, vinyl flooring.

Kitchen

Having a range of wall and base units, stainless steel sink unit, tiled splashback, doors to storage cupboard, uPVC glazed door to the rear.

Dining Room

Having a range of wall and base units, Aga, radiator, Velux window, uPVC sliding French door through to:-

Conservatory

uPVC double doors opening to the rear garden, polycarbonate roof, uPVC double glazed windows.

Snug

Velux window, storage units.

Converted Garaae/Store Room



Snug

Velux window, storage units.

Converted Garage/Store Room

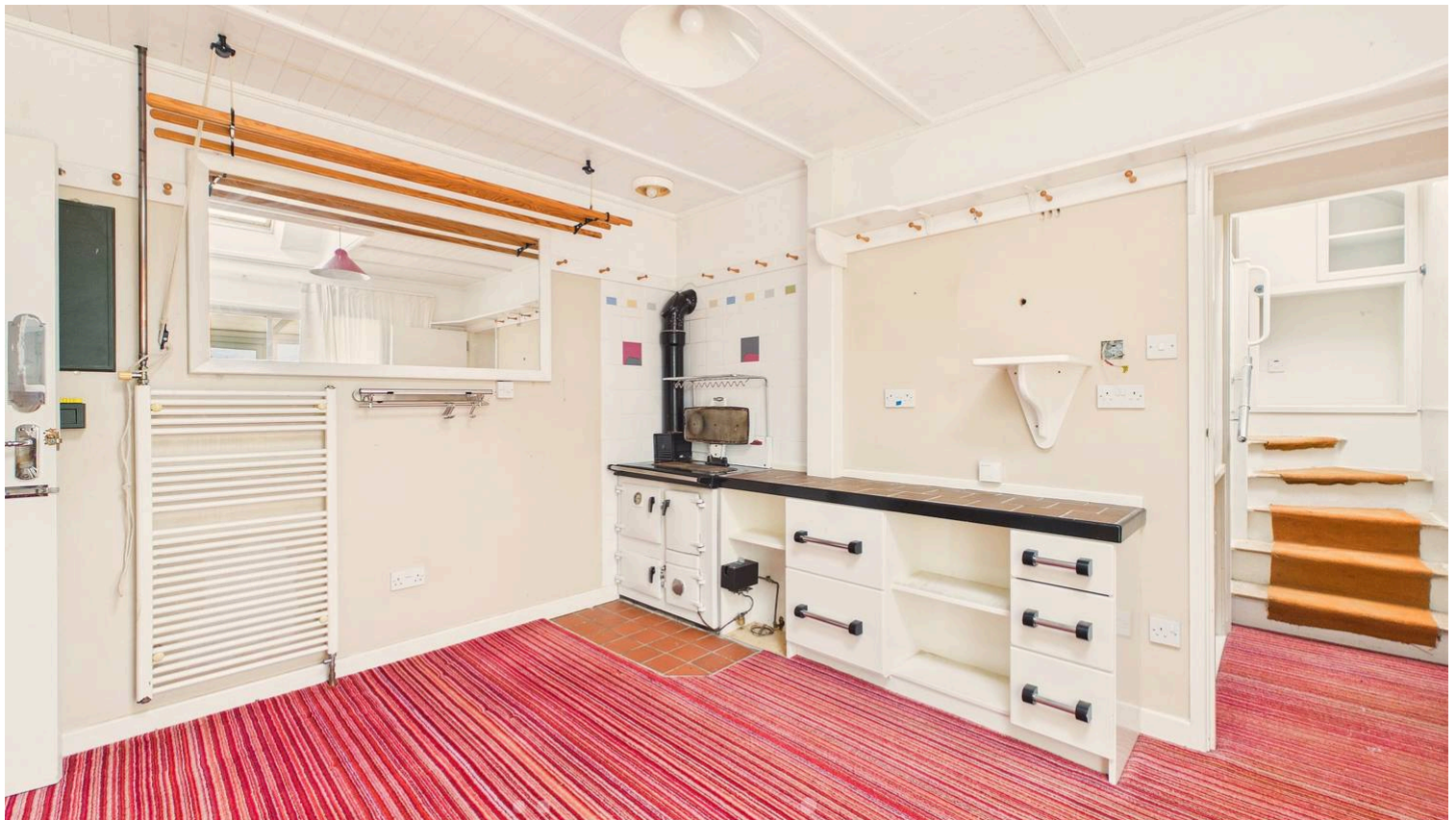
uPVC doors, storage shelves, Velux window.

Utilities and Services

Heating Source: Services: Electric: Mains Water: Mains Drainage: Tenure: Freehold and available with vacant possession upon completion Local Authority: Pembrokeshire County Council Council Tax: Band E What3Words: ///spenders.goodness.buck

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.





GARDEN

The property is approached via a gated entrance opening onto a tarmac driveway, providing ample off-road parking. The front garden is mainly laid to lawn, with access to the rear available from both sides of the bungalow. To the rear, the property benefits from several useful sheds, ideal for storage or workshop use, together with lawned gardens and a pond, creating an attractive outdoor space.



Floor 0 Building 1



Floor 0 Building 2