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Nantoer, Pentrecagal

£135,000 Freehold

Three Bedroom Detached Bungalow • Partially Non- Standard Construction • Planning Permission Pending For Replacement Dwelling • Generous Gardens & Parking • Suited To Cash Buyers or Possibly Self-Build Mortgage

Contact Cardigan Office



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Ceredigion SA43 1HJ



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Situation

The property is found within this small country village and is roughly 2 miles outside the large town of Newcastle Emlyn, which provides a wide range of shops and services. The general area is much loved by locals and tourists who enjoy the splendid countryside and nearby coast, which is easily reached by car.

Accommodation

Enter via double glazed front door to:-

Porch

Double glazed windows to the front and side, door opening to:-

Hallway

Double glazed windows to the front, tiled flooring, doors opening to:-

Bedroom One

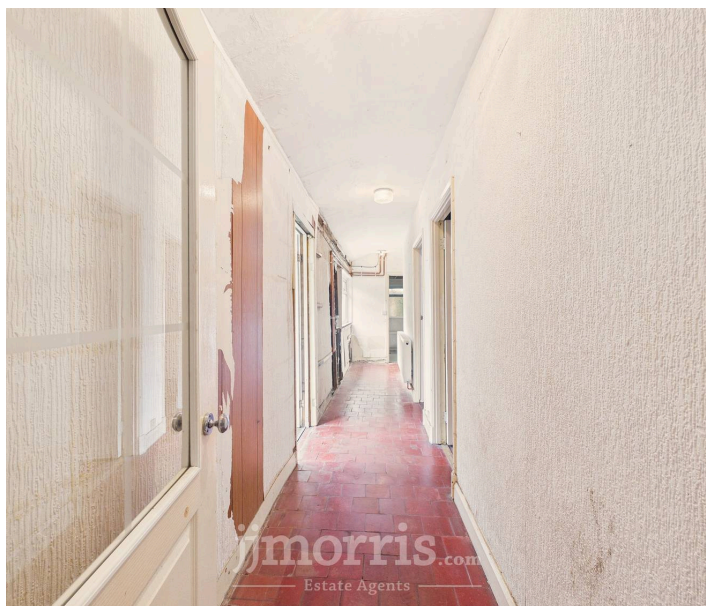
Double glazed window to the rear, built-in wardrobe, radiator.

Bedroom Two

Double glazed window to the rear, radiator.

Bedroom Three

Double glazed window to the rear, radiator.





Bathroom

Bath with shower over, vanity wash hand basin, WC, frosted double glazed window to the side.

Living Room

Wood burning stove set in brick surround, double glazed windows to the front, side and rear, door opening to:-

Dining Room

Internal windows, radiator, doors opening to:-

Kitchen

Fitted with a range of wall and base units with worktops over, single drainer sink unit, electric oven, double glazed window to the front, radiator.

Utility Room

External door to the front, opening to:-

Store Room

Power and lighting.

Planning Permission

The vendors of the property are in the process of applying for planning permission for a replacement dwelling. Architect drawings, a quantity surveyor report and bat and tree report have already been completed. Please contact the agents for an update on the application.





Please Note:

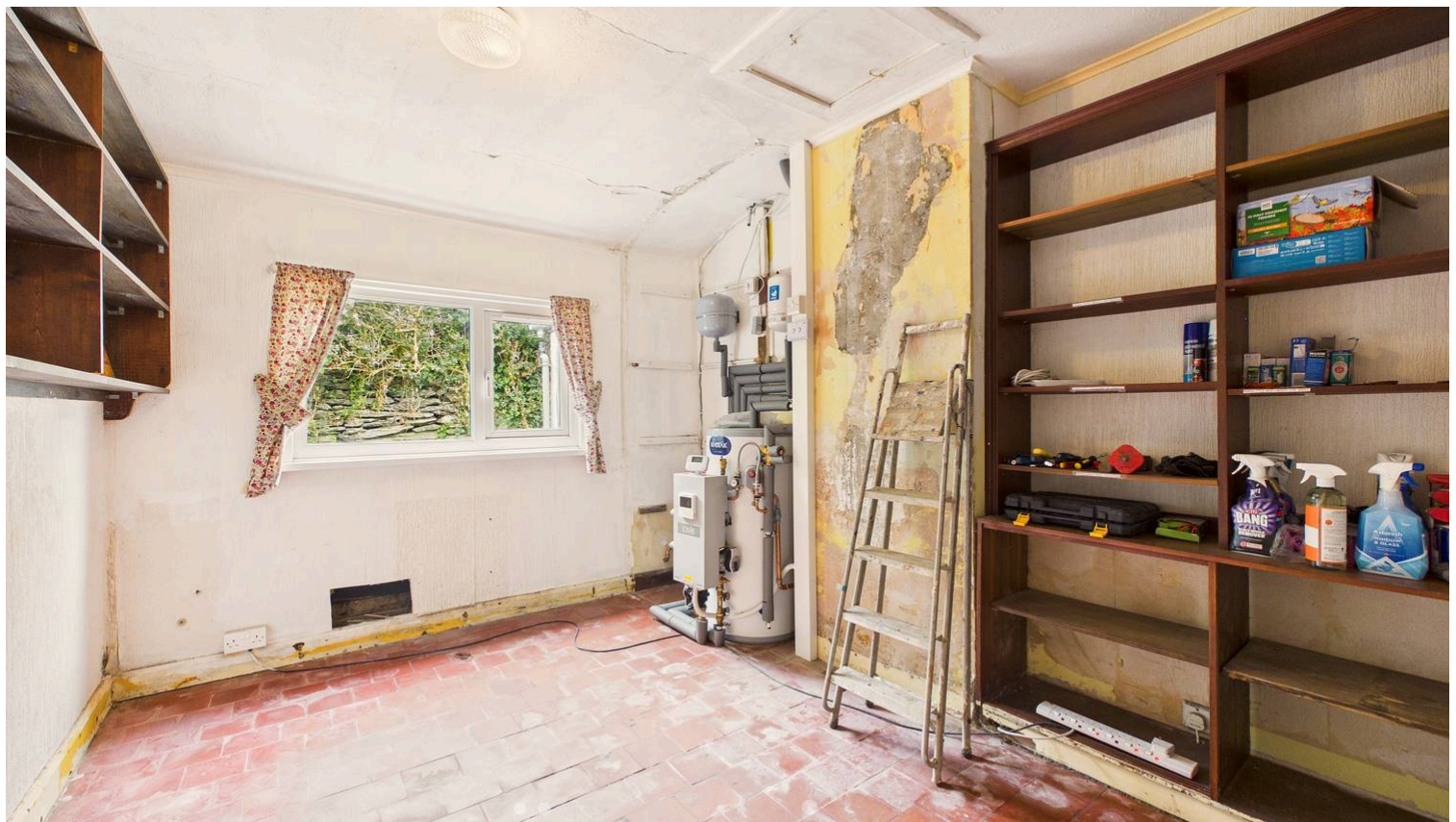
Due to the nature of the construction methods used some High Street banks will not consider the property suitable for mortgage security. Therefore the property is likely suited to cash buyers only. However, some lenders, such as Swansea Building Society do consider properties of this construction and self-build/redevelopment mortgages, subject to status.

Utilities & Services

Heating Source: Air source heat pump. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Carmarthenshire County Council Council Tax: Band C What3Words: ///headrest.envy.weaned

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 superfast ultrafast available, with speeds up to Standard 0.7mbps upload and 5mbps 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.

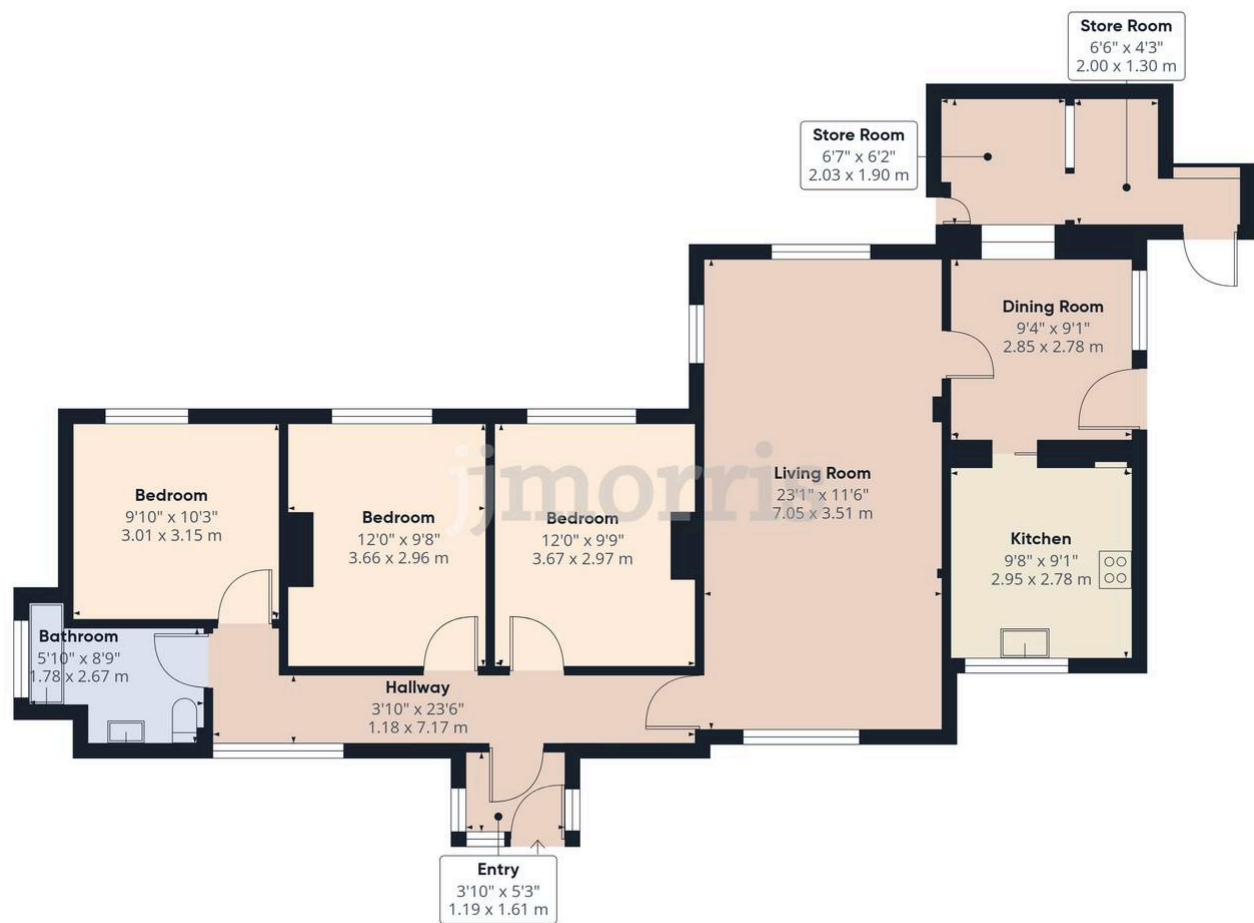
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor. Three - Good outdoor, variable indoor. O2 - Good outdoor and indoor. Vodafone - Good outdoor, variable indoor. 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 set in a large plot with front, side and rear gardens with an array of well-established shrubs and mature trees. To the side of the property there is a good sized area an ideal space for a 'grow your own' area or ready to be transformed into a lawned garden.



You can include any text here. The text can be modified upon generating your brochure.

