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Dumfries Ebenezer Street, Newcastle Emlyn

£250,000 Freehold

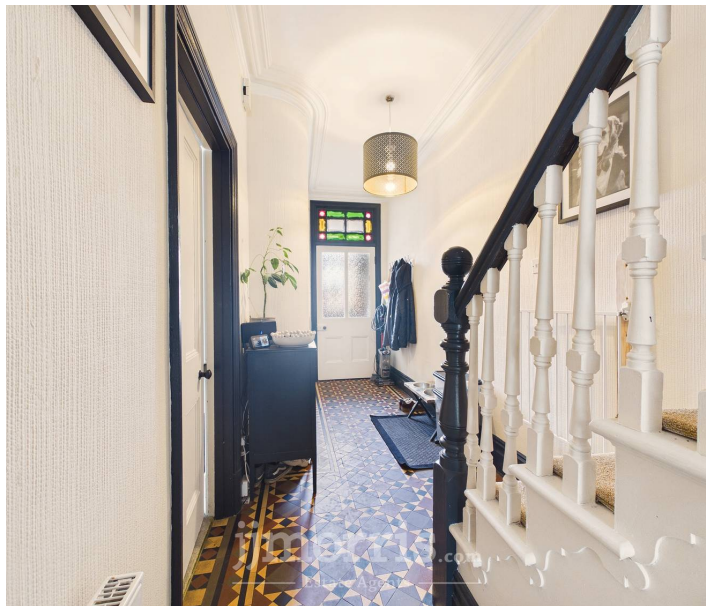
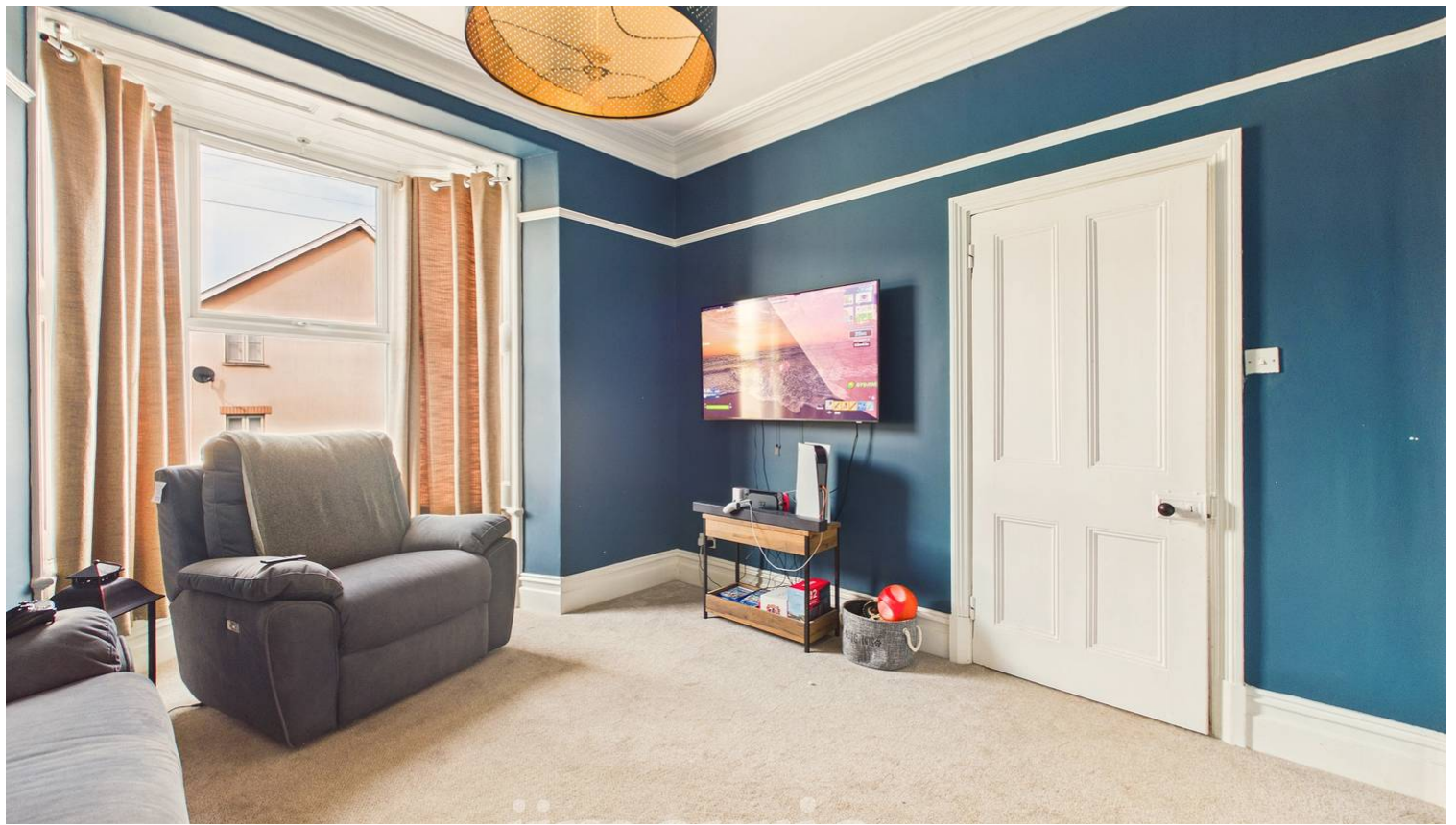
Four Bedroom Semi Detached House • Set Over Three Floors • Good Sized Garden • Off Road Parking

Contact Cardigan Office

5 High Street, Cardigan,
Ceredigion SA43 1HJ

01239 612343

cardigan@jjmorris.com



Entrance

Glazed door, tiled floor, coved ceiling, door to:-

Hallway

Tiled floor, radiator, understairs storage, stairs rising to the first floor, doors to:-

Living Room

Radiator, uPVC double glazed bay window, picture rail, coved ceiling.

Sitting Room

Radiator, sash window, storage cupboard, picture rail, coved ceiling.

Kitchen

Having a range of wall and base units, stainless steel sink unit, tiled splashback, uPVC double glazed windows, coved ceiling.

Rear Hallway

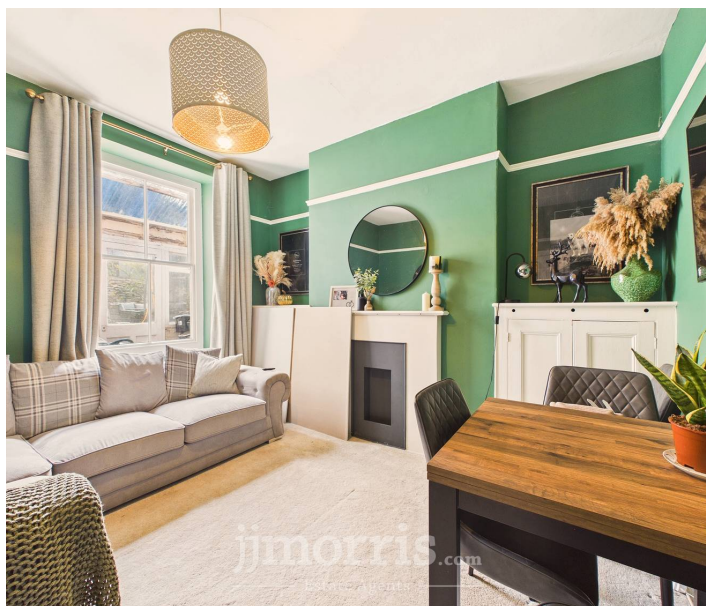
Tiled floor, uPVC double glazed window, shelving unit.

Bathroom

Walk-in shower, hand wash basin, WC, tiled walls and floor, uPVC double glazed window, towel rail.

Landing

Radiator, radiator, doors to:-





Study/Office

Radiator, picture rail, uPVC double glazed window.

Bedroom One

Radiator, uPVC double glazed window, picture rail.

Bedroom Two

Radiator, uPVC double glazed window, picture rail.

Bedroom Three

Radiator, uPVC double glazed window, picture rail.

Ensuite

WC, hand wash basin, bath with shower over, towel rail, storage cupboard, laminate tiled floor, tiled walls, loft hatch, uPVC double glazed window.

Landing

Wooden floor, storage cupboard, Velux window, doors to:-

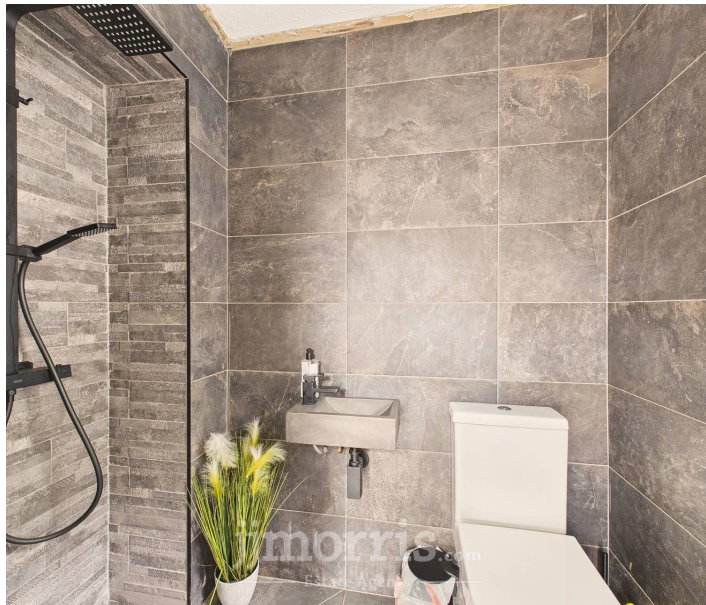
Bedroom Four

Radiator, Velux window.

Box Room

Utilities & Services

Heating Source: Oil central heating. Services: Electric: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion Local Authority: Carmarthenshire County Council Council Tax: Band E What3Words: ///printing.otter.umbrellas





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 broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 17mbps upload and 76mbps 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 and indoor. Three - Good outdoor, variable indoor. O2 - Good outdoor and indoor. 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

Ample off-road parking is provided to the front, with convenient side access leading to the rear garden. The rear garden features a low maintenance gravelled area with a raised patio seating area, perfect for outdoor entertaining. Steps lead up to a sloping lawn, offering lovely views across Newcastle Emlyn town and castle.



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