



jjmorris.com



13 Crug Yr Efydd, Crymych

£225,000 Freehold

Three Bedroom Semi Detached House • Set Over Three Floors • Master Bedroom With En-suite • Parking & Gardens

Contact Cardigan Office



5 High Street, Cardigan,
Ceredigion SA43 1HJ



01239 612343



cardigan@jjmorris.com



Entrance

uPVC glazed door, LTV wood effect flooring, stairs rising to the first floor, door to:-

Living Room

LTV wood effect flooring, uPVC double glazed windows, understairs storage, door to:-

Kitchen

Having a range of wall and base units with integrated oven, hob and induction unit over, sink with mixer tap over, tiled splashback, LTV wood effect flooring, uPVC double glazed windows and door to rear garden, door to:-

WC

Hand wash basin, WC, uPVC double glazed window, tiled flooring.

Landing

Storage cupboard, radiator, uPVC double glazed windows, doors to:-

Bedroom One

uPVC double glazed window, radiator, built-in wardrobes.

Bathroom

Hand wash basin in vanity unit, WC, shower, bath, laminate tiled flooring, uPVC double glazed window.



Bedroom Two

Radiator, uPVC double glazed windows.

Bedroom Three

Access to eaves storage, Velux window, radiator, door to:-

Ensuite

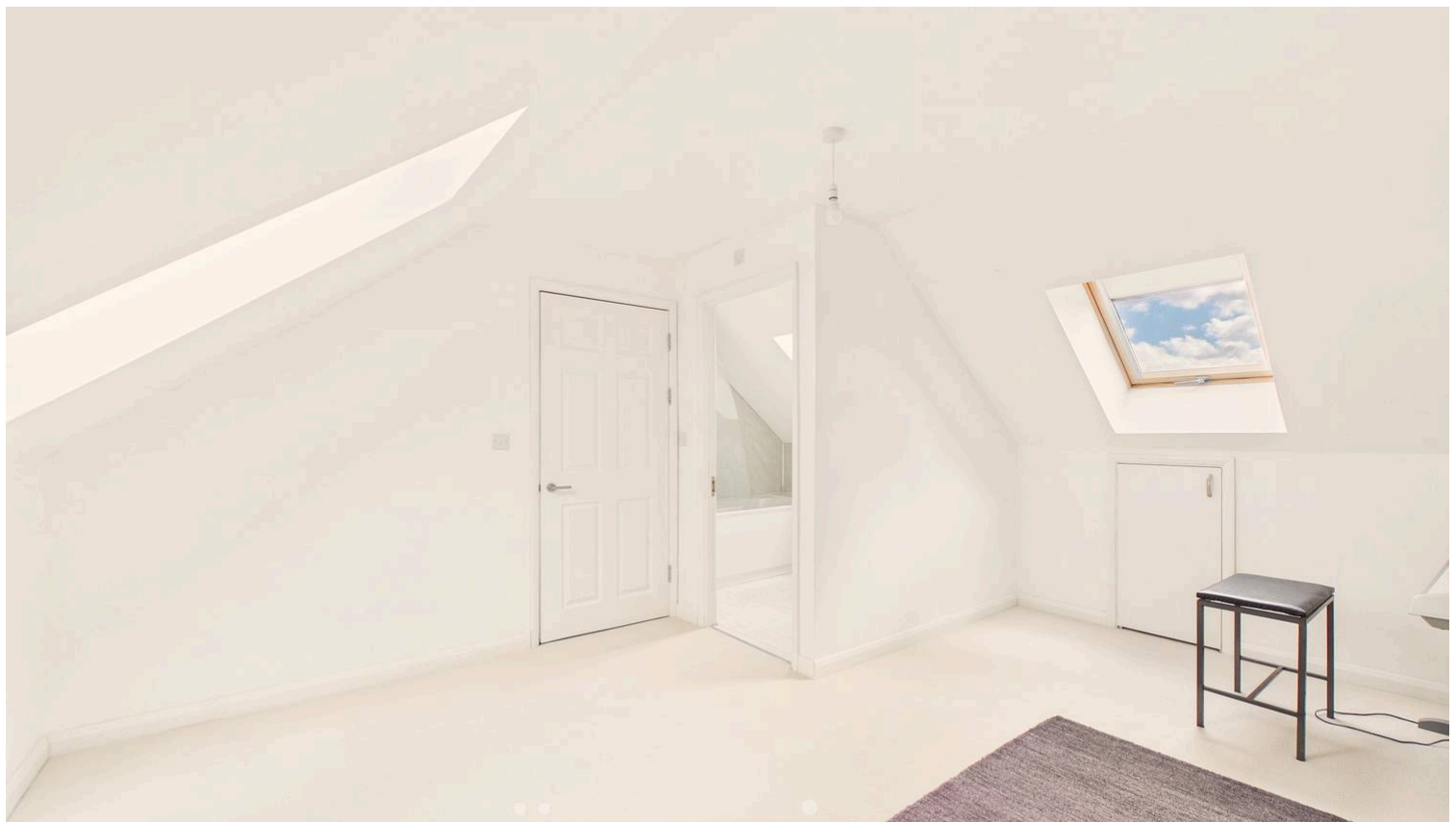
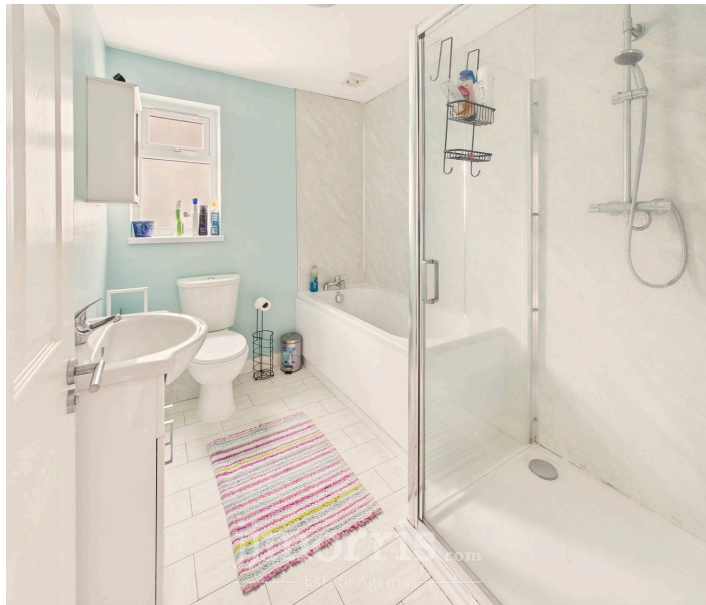
Hand wash basin, WC, towel rail, bath with shower over, Velux windows, Laminate tiled flooring.

Utilities and 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: Pembrokeshire County Council Council Tax: Band C What3Words: ///allowable.unhelpful.assurance

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, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 19mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 950mbps upload and 950mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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.

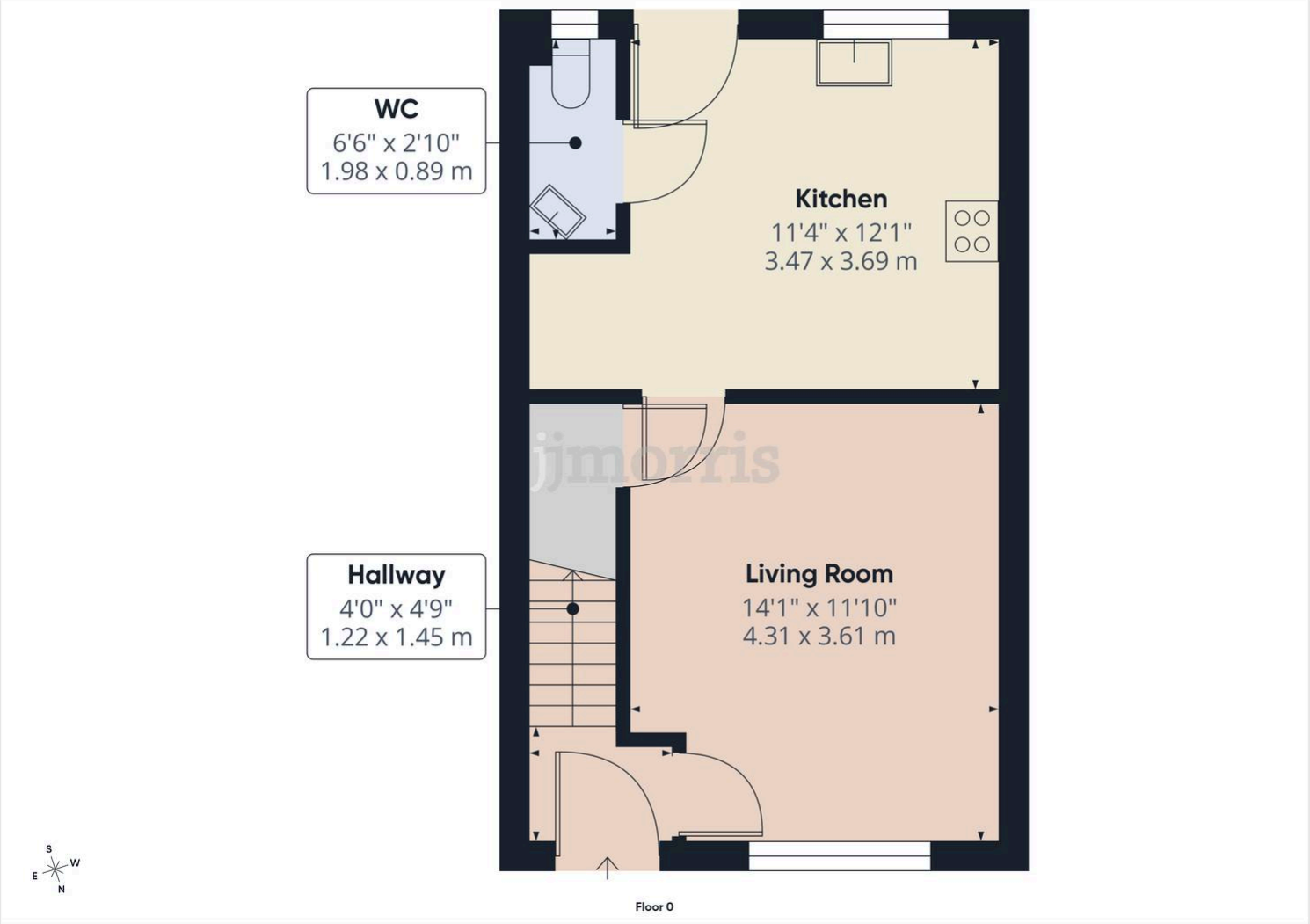
Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Variable outdoor. Vodafone. - Variable 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](https://www.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

Tarmac driveway providing parking for two vehicles, with convenient access to the rear garden. The enclosed rear garden features a patio area, ideal for outdoor seating and entertaining, along with a small lawn.



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