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## 25 Llain Drigarn, Crymych – SA41 3RF

£199,500 Freehold

A two bedroom detached bungalow situated in the popular residential area of Crymych which enjoys a variety of local amenities. The accommodation comprises: Entrance Hall, Living Room, Kitchen, Two Bedrooms and a Bathroom. Outside the property benefits from parking to the side and a good sized side garden.

Council Tax band: B

Tenure: Freehold



#### **Entrance Hall**

Wood effect flooring, radiator, coved ceiling, loft access, doors to:-

#### **Bedroom One**

Wood effect flooring, radiator, Upvc window, coved ceiling.

#### **Bedroom Two**

Wood effect flooring, radiator, Upvc window, coved ceiling.

#### **Bathroom**

Low flush WC, base unit with hand wash basin over, "P" shaped bath with electric shower over, heated towel rail, Upvc window, coved ceiling, tiled walls, tiled floor, built-in storage and airing cupboard.

#### **Living/Dining Room**

Wood effect flooring, coved ceiling, radiator, Upvc windows, double Upvc doors to the front, door to:-

#### **Kitchen**

Having a range of wall and base units with complimentary work top surfaces, 1.5 bowl sink with mixer tap over, electric oven with counter top hob and extractor fan over, space for fridge/freezer, part tiled walls, tiled floor, coved ceiling, Upvc windows, spotlights, radiator.





### Externally

To the front steps lead to a part gravel, part lawned area, off-road parking. To the rear there is a shed which is used as an outside utility with space for a dryer, plumbing for washing machine and space for a fridge/freezer.

### 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: Pembrokeshire County Council Council Tax: Band B What3Words: ///playing.overgrown.shuttle

### 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.



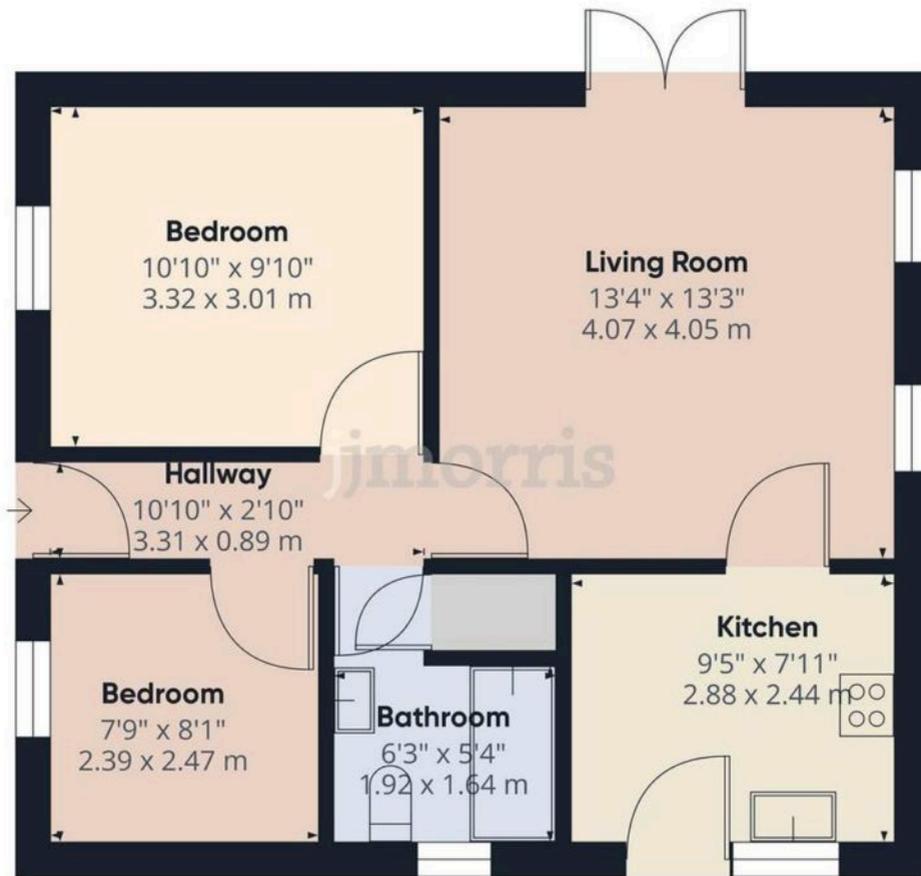


### **Broadband Availability**

According to the Ofcom website, this property has both standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 18mbps download, Superfast 17mbps upload and 72mbps download, and Ultrafast 950mbps upload and 950mbps 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 Voice - Limited & Data - Limited Three Voice - Limited & Data - Limited O2 Voice - Likely & Data - Limited Vodafone. Voice - None & Data - None 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.



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