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**14 Clos Tawela, Silian – SA48 8AJ**

Lampeter

**£229,950**



## Situation

Just 2 miles from the University and Market Town of Lampeter, offering a comprehensive range of shopping and schooling facilities and a 20 minute drive from the Ceredigion Heritage Coastline.

Accommodation comprises:-

### Hallway

Loft access, wood effect flooring, night storage heater, cloaks cupboards, airing cupboard housing a hot water cylinder and shelving. Door to:-

### Kitchen/Diner

Having a range of wall and base units with stainless steel sink and drainer unit with mixer tap over, inset electric oven, 4 ring gas hob with extractor fan over, tiled splash back, void and plumbing for washing machine, space for dining table, sliding patio doors to the side, glazed hardwood door to the rear, double glazed window to the rear. Wall mounted storage heater, door to:-

### Living Room

Double glazed window to the front elevation, wood effect flooring, wall lights, night storage heater, coved ceiling. Returning to the Hall, doors lead to:-

### Bedroom One

Dual aspect double glazed windows, built-in wardrobe, night storage heater.

### Bedroom Two

Double glazed window to the front elevation, wall mounted storage heater.

### Bedroom Three

Double glazed window to the rear elevation, night storage heater.



## Bathroom

Four piece suite comprising; panel bath, shower enclosure with electric shower, pedestal hand wash basin, low flush WC, tiled walls, extractor fan, double glazed window to the rear elevation, heated towel rail, wood effect flooring.

## Externally

The property is approached via tarmac driveway which provides parking for several vehicles. A lawned garden extends to the front of the property with a perimeter path which leads to the side and rear, which benefits from being low maintenance with paved flags, raised shower and shrub borders, timber storage shed.

## Utilities & Services

Heating Source: Night Storage Heater. Services: Electric: Mains Water: Mains Drainage: Mains Local Authority: Ceredigion County Council Council Tax: Band D Tenure: Freehold and available with vacant possession upon completion. What Three Words:///skillet.numeral.lofts



## Anti Money Laundering & Ability To Purchase

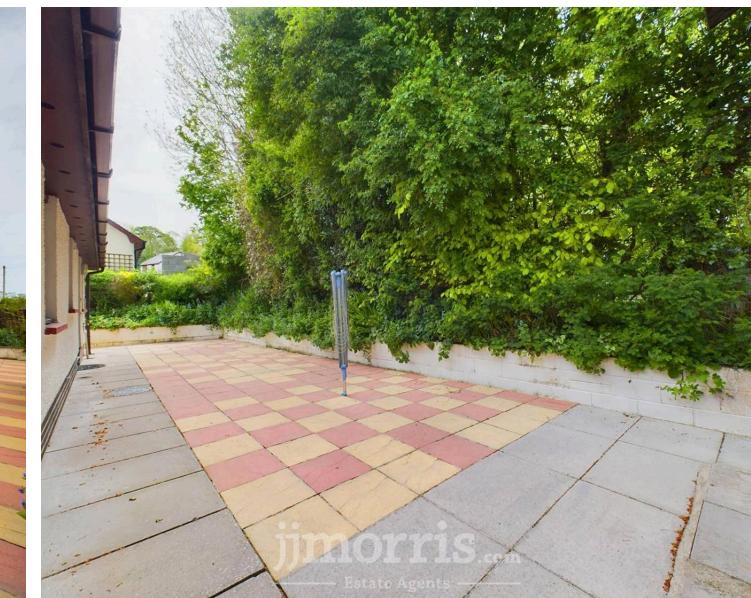
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

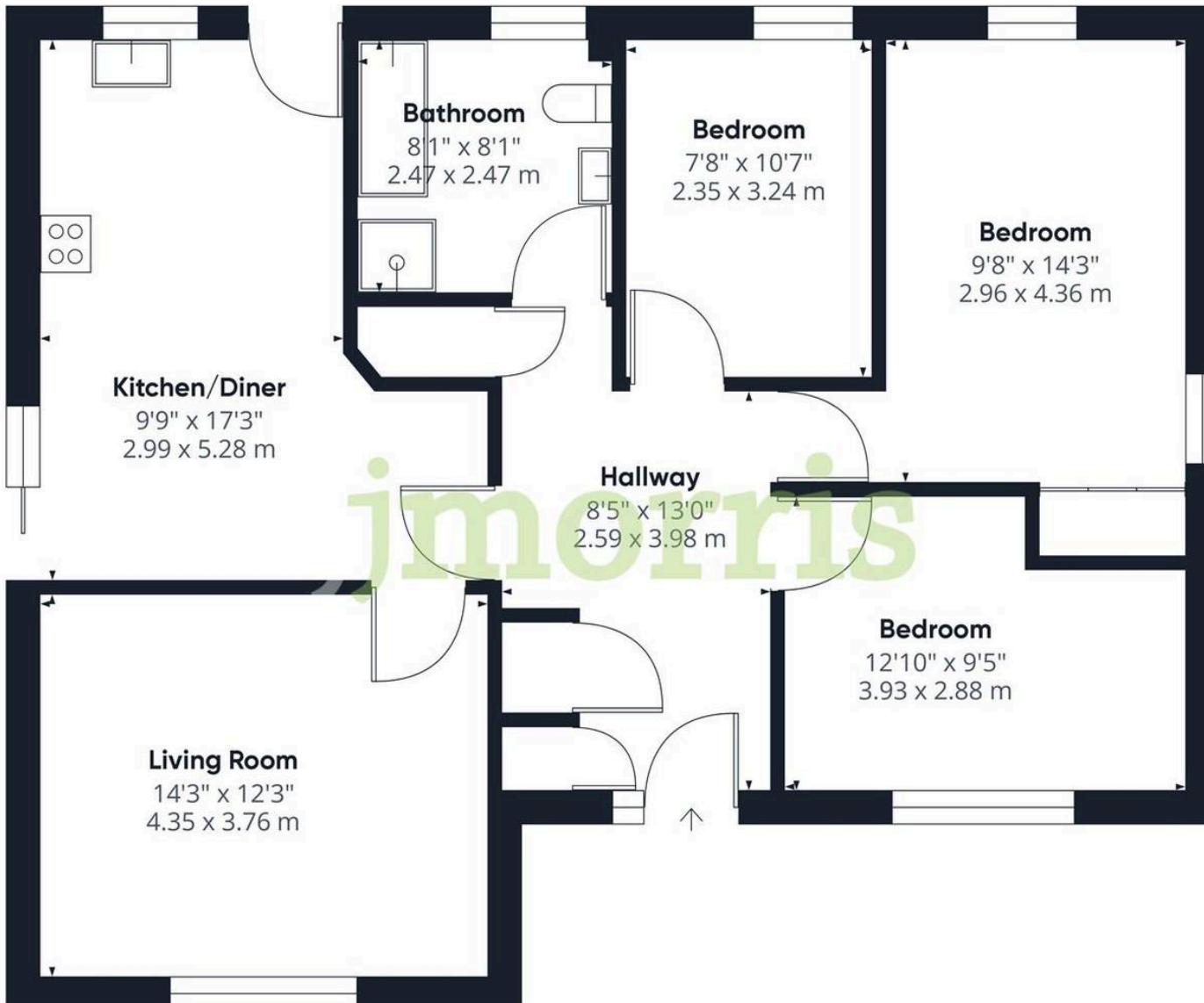
## Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.4mbps upload and 3mbps download and Ultrafast 220mbps upload and 1000mbps 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 - None & Data - None Three Voice - None & Data - None O2 Voice - None & Data - None 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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