



Lleifior, Efailwen – SA66 7XH

Offers in Region of £299,950

jmorris.com



Lleifior

Efailwen, Clynderwen

A detached 3 bedroom bungalow with level front and rear gardens, a gated driveway and detached garage, pleasantly situated on a minor road within the village of Efailwen. This well looked after property has good proportioned rooms with double glazed windows and oil fired central heating. An ideal retirement bungalow or for families and couples seeking an easy to manage property. Viewing is advised to fully appreciate the layout and location. Efailwen is a small semi-rural village with modern Café and primary school. It sits along the A478 road connecting to Narberth and Cardigan. The nearby village of Glandy Cross, being only 1 mile distant, has a large petrol station and mini-market providing a good range of everyday goods, plus a post office. Narberth town is approximately 7 miles distant and Cardigan 14 miles, both providing a range of services and amenities.



Entrance Hall

Entered via a double glazed front door. Built in airing cupboard and radiator. Doors open to:

Lounge

Double glazed windows to front and side, radiator, glazed door opens to:

Kitchen / Diner

Fitted range of wall and base storage units, worktops, single drainer sink, double glazed window to rear, space for cooker, space for white goods, door to hallway, door to:

Utility

Double glazed window to rear, external double glazed door, floor standing Worcester oil fired boiler, wash hand basin, plumbing for washing machine, access to loft, fitted storage cupboards.

Bedroom 1

Double glazed window to rear, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Comprising a shower cubicle, W.C, wash hand basin, vanity storage unit, radiator, double glazed window to rear.

Externally

To the front of the property there is a gated gravelled driveway providing ample off road car parking space and a good size level lawn garden. The driveway extends down the side to the Garage. At the rear there is a lovely level garden with lawn and plant borders, summer house and shed.

Detached Garage

Up and over door to front.

Directions

From Narberth travel due North along the A478 for roughly 7 miles until reaching the village of Efailwen. Turn left at the first junction and after a short distance, the property is located on the left hand side, identified by our JJ Morris for sale sign.

Utilities & Services

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax Band: E

EPC Energy Efficiency Rating: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///focus.calendars.flops](https://www.what3words.com/#!/focus/calendars/flops)

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. 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 & Data - 75%

Three Voice & Data - 72%

O2 Voice & Data - 59%

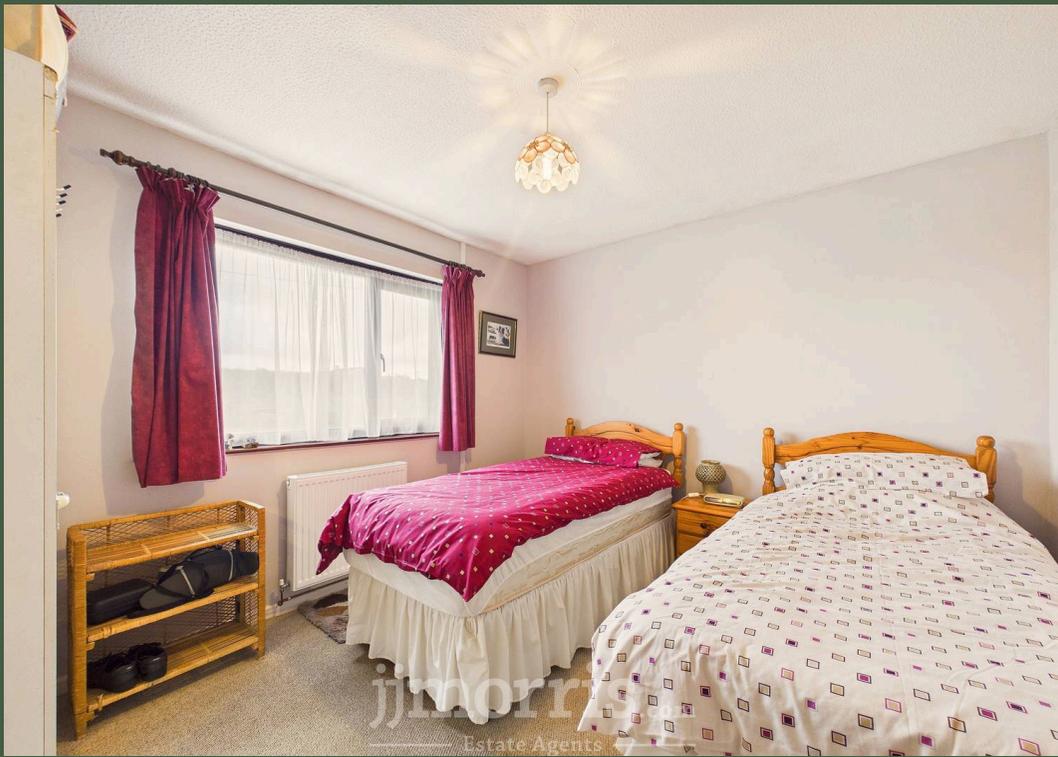
Vodafone Voice & Data - 72%

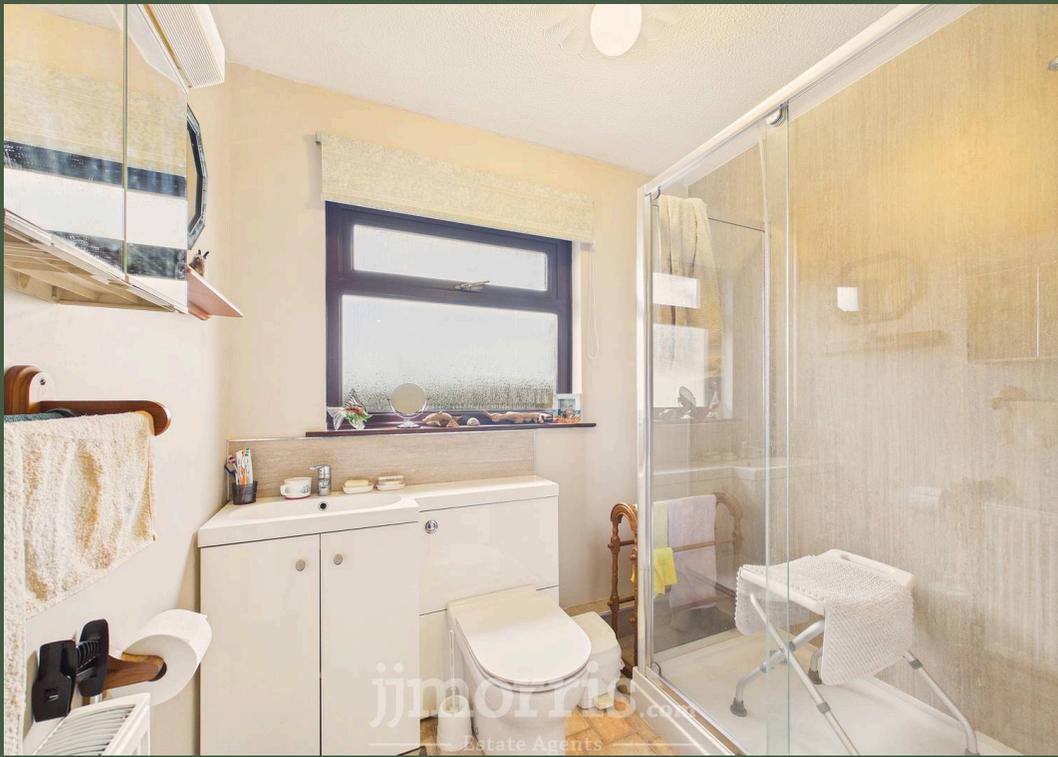
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

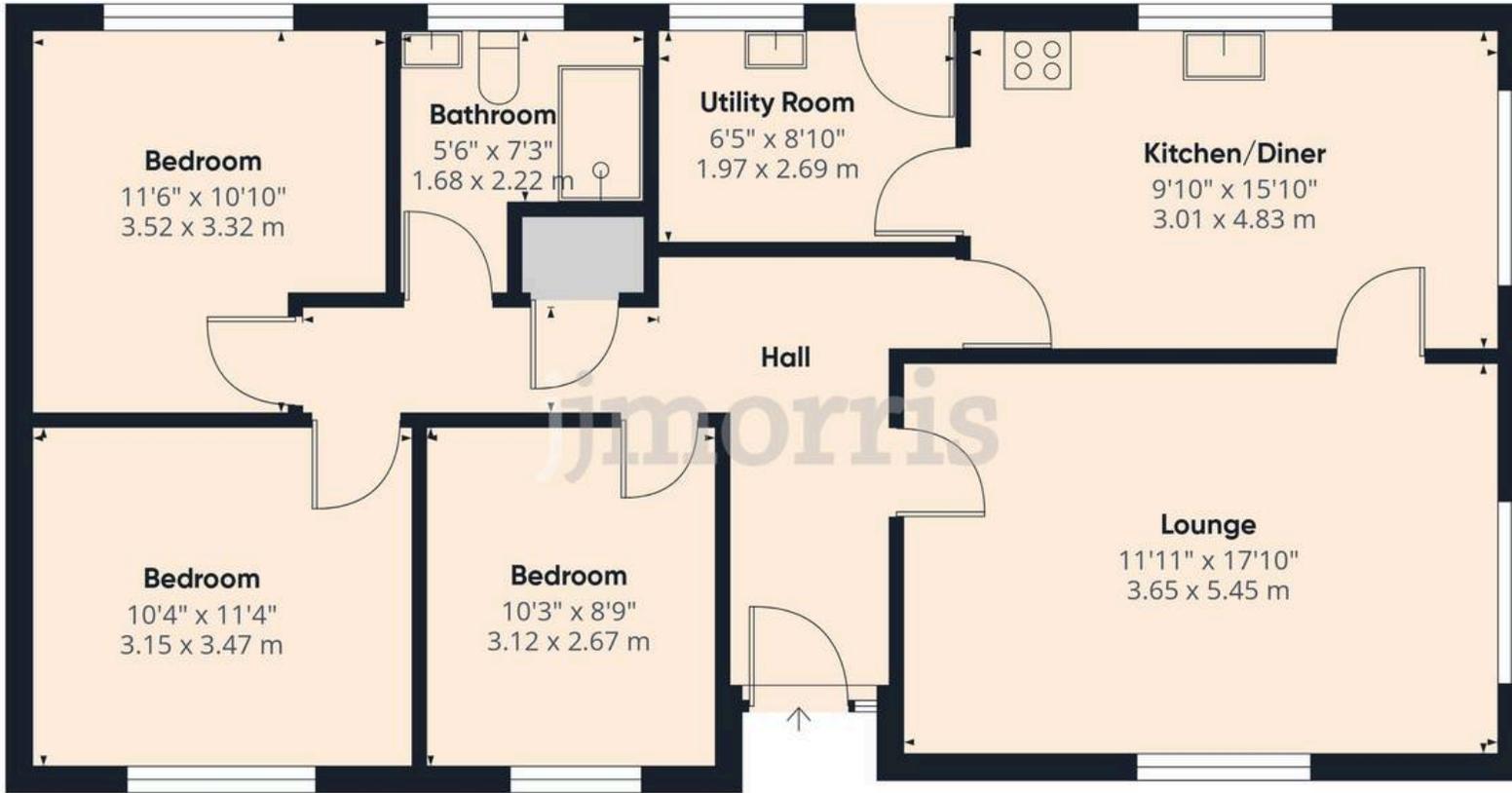
Anti Money Laundering

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.

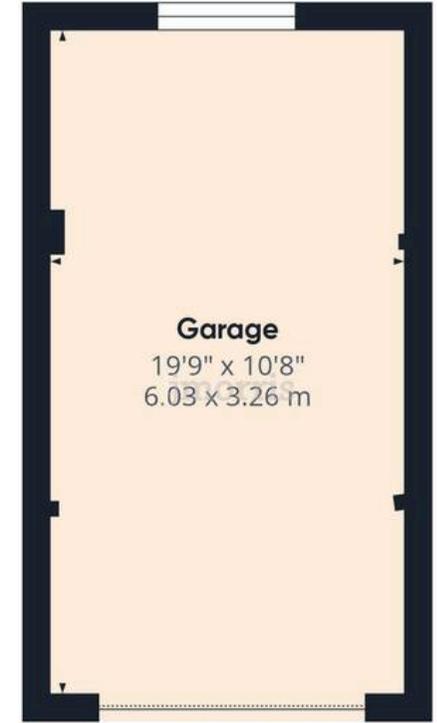








Floor 0 Building 1



Floor 0 Building 2



JJ Morris Narberth

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