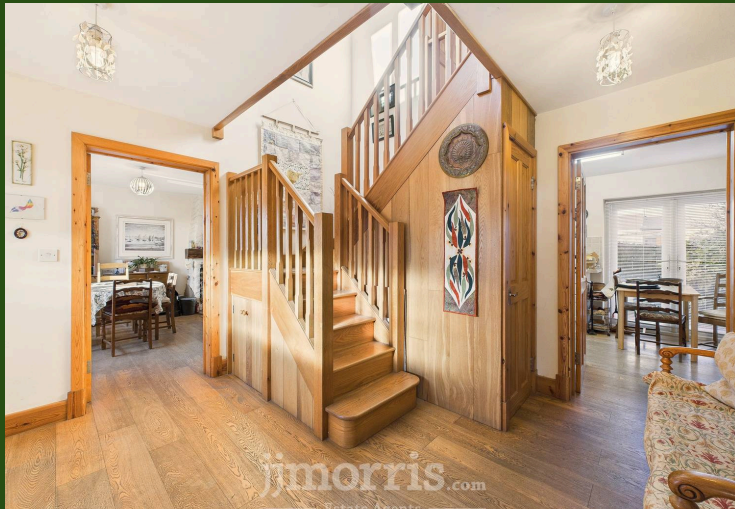




**jjmorris.com**



## Swn Y Coed, Boncath

£340,000 Freehold

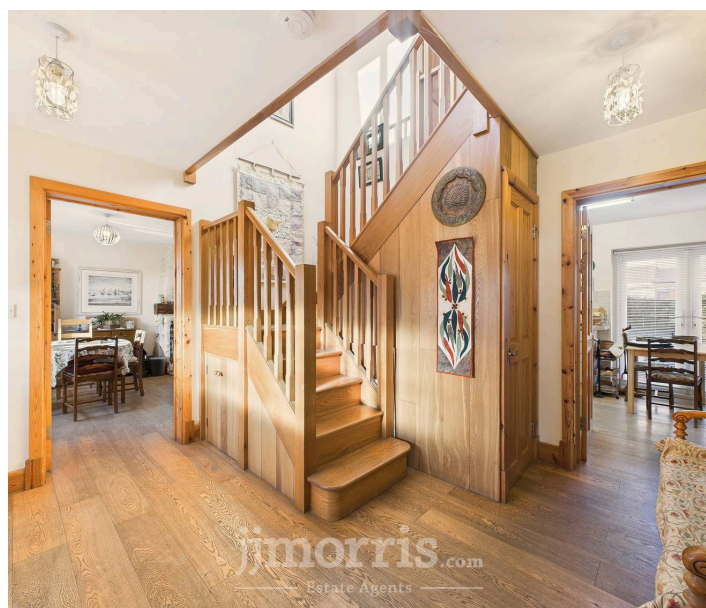
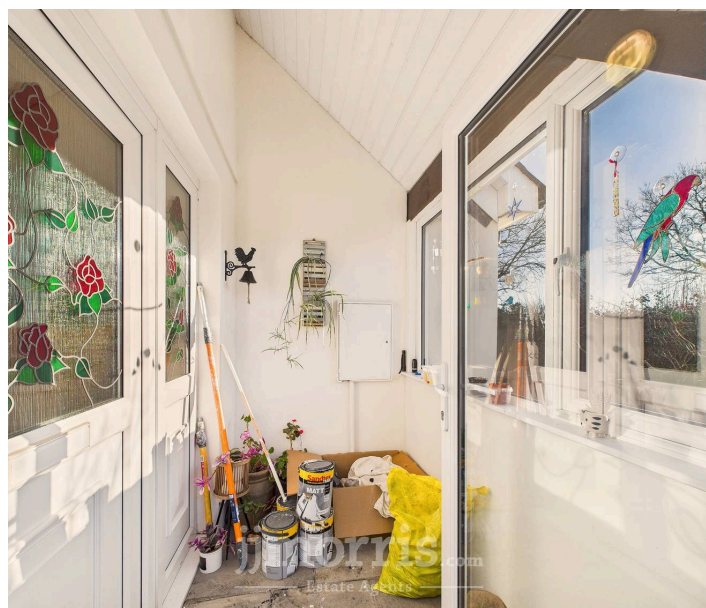
Three Bedroom Detached House. • Boncath is a Charming Rural Village. • Set in the Heart of the North Pembrokeshire Countryside • Ample of Road Parking for Two/Three Vehicles. • EPC rating – C

**Contact Cardigan Office**

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### Situation

Boncath is a charming rural village set in the heart of the north Pembrokeshire countryside, offering an attractive blend of peaceful village life and convenient access to nearby market towns. Surrounded by rolling farmland and scenic landscapes, the area is ideal for those seeking a quieter lifestyle with strong community appeal. The village benefits from local amenities, including a village shop, primary school and community facilities, while the nearby towns of Cardigan and Newcastle Emlyn provide a wider range of shops, cafés, schools and services. Excellent access to the Pembrokeshire Coast National Park places stunning beaches, coastal walks and outdoor activities within easy reach. Boncath is well positioned for exploring west Wales, with good road links connecting to surrounding villages and larger towns, making it an appealing location for both permanent living and rural retreats.

### Porch

uPVC double glazed window, door to:-

### Hallway

Stairs rising off to the first floor, understairs storage, engineered wooden oak flooring with underfloor heating and thermostatic controls, doors to:-



### Living Room

Log burner on a red brick hearth and feature surround, uPVC double glazed window, uPVC double glazed patio doors, engineered wooden oak flooring with underfloor heating and thermostatic controls.

### Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, counter top hob and extractor fan over, built-in oven, integrated fridge, uPVC double glazed window, uPVC double glazed patio door, part tiled walls, engineered wooden oak flooring with underfloor heating and thermostatic controls, fuse box, door to:-

### Utility

Plumbing for washing machine, space for fridge/freezer, engineered wooden oak flooring with underfloor heating and thermostatic controls, door to:-

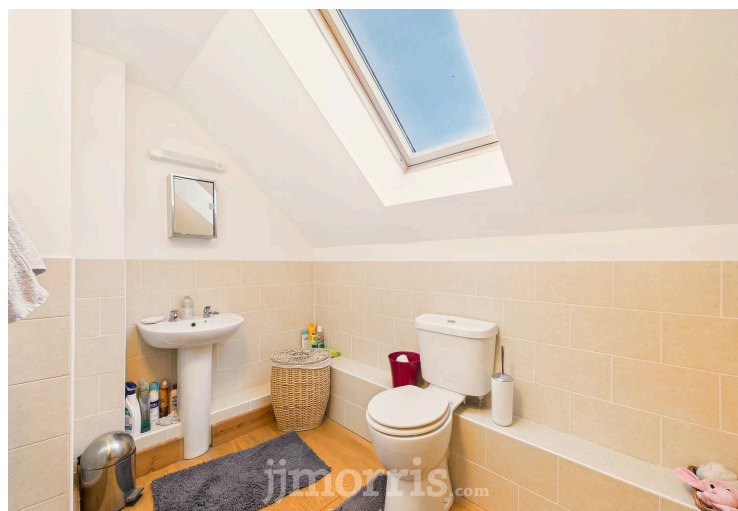
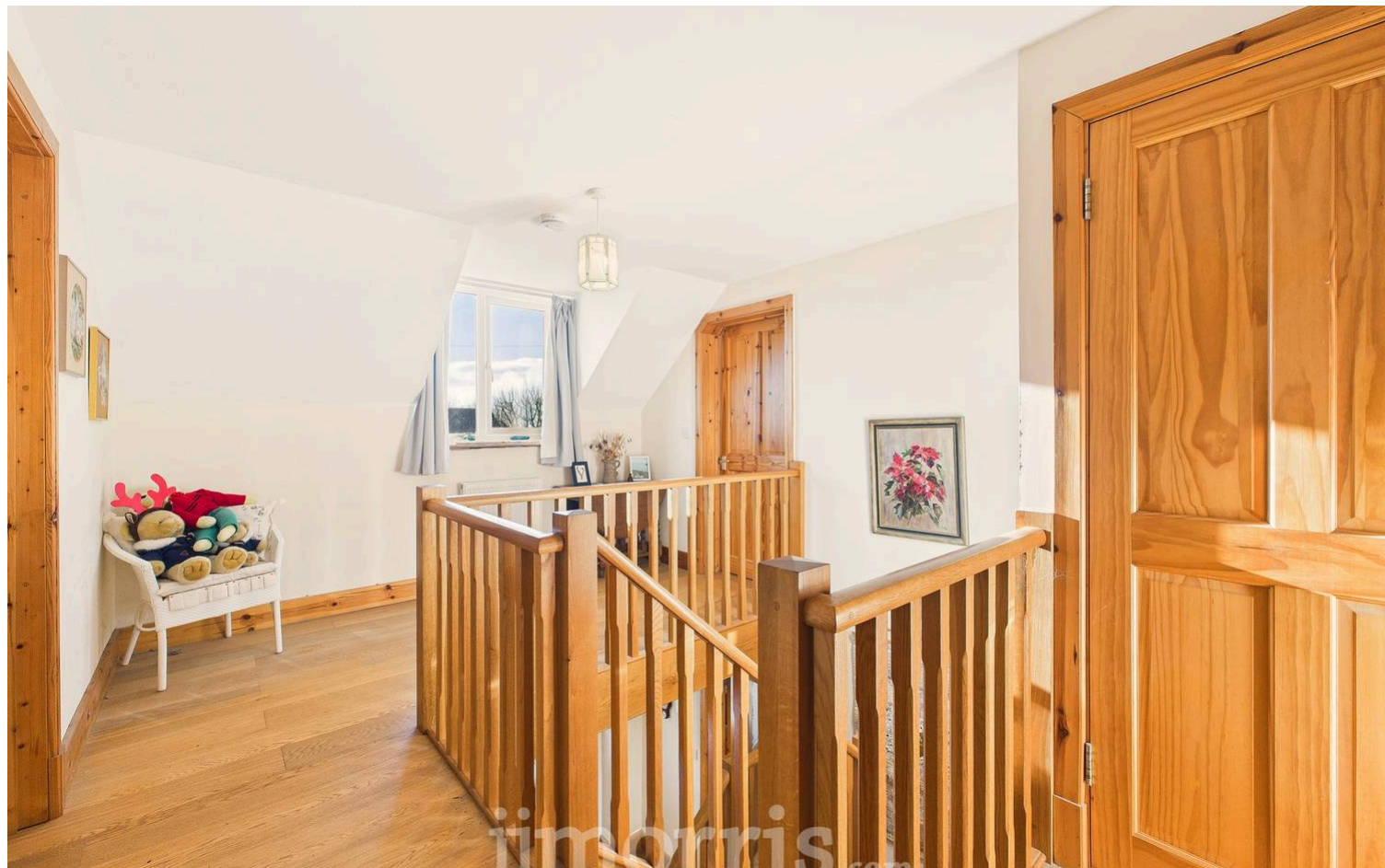
### WC

Low flush WC, corner pedestal hand wash basin with tiled splashback, extractor fan, uPVC double glazed window, tiled flooring.

### Bedroom One

uPVC double glazed window, engineered wooden oak flooring with underfloor heating and thermostatic controls, door to:-





### **En-Suite**

Low flush WC, pedestal hand wash basin, walk-in shower with fitted shower and glass screen, extractor fan, part tiled walls, tiled flooring, uPVC double glazed window.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window, engineered wooden oak flooring, radiator, built-in storage, doors to:-

#### **Bedroom Two**

Wooden Velux window, uPVC double glazed window, loft access, radiators, engineered wooden oak flooring.

#### **Bedroom Three**



### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window, engineered wooden oak flooring, radiator, built-in storage, doors to:-

#### **Bedroom Two**

Wooden Velux window, uPVC double glazed window, loft access, radiators, engineered wooden oak flooring.

#### **Bedroom Three**

uPVC double glazed windows, radiator, engineered wooden oak flooring.

#### **Bathroom**

Low flush WC, pedestal hand wash basin, bath with



### **Bathroom**

Low flush WC, pedestal hand wash basin, bath with fitted shower and extractor fan over, heated towel rail, part tiled walls, engineered wooden oak flooring, wooden Velux window.

### **Garden**

The property is approached via a gated entrance providing off road parking for several vehicles, with access to the detached garage. Gated side and rear access leads to a paved patio, pathway and seating area. To the side is a lawned garden with mature shrubs, bushes and trees, all enclosed timber fenced boundaries. The garden further benefits from a timber shed.

### **Utilities and Services**

Heating Source: Solar System with Thermal Store & Underfloor Heating Services: Electricity: Mains Water: Mains Drainage: Mains Tenure: Freehold and available with vacant possession upon completion. Local Authority: Pembrokeshire County Council Council Tax: Band E What3words: ///fearfully.protrude.nanny

### **Anti Money Laundering & Ability To Purchase**

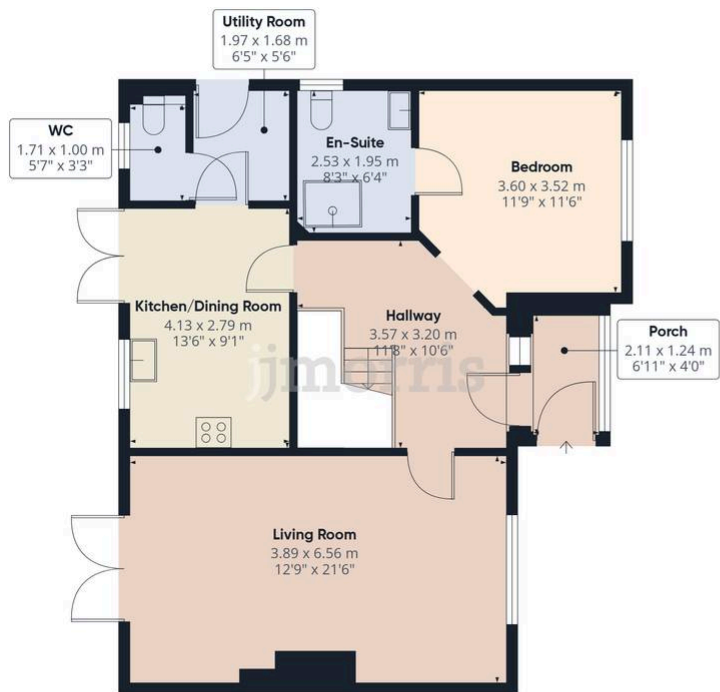
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle,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

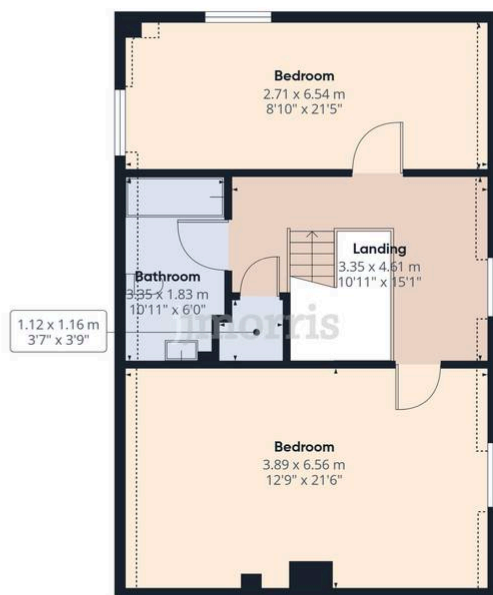
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 10mbps upload and 59mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct 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 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 and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

