



34 Bro Gwynfaen, Panteg Cross Croeslan SA44 4ST

Wanting a project ? Here we have a realistically priced 2 bed semi detached ex local authority house requiring redecorating, preferably a new kitchen and bathroom and a general tidying up, briefly comprising an unfinished porch area, hallway, lounge, kitchen, on the first floor there are two double bedrooms and a bathroom with separate wc. Outside there are gardens front and rear with on street parking to the front. Ideal for builders / keen diyers and when its been refurbished you'll have a lovely little starter home. PLEASE NOTE; There is a restrictive covenant on this property restricting who can buy it, please ask for details.

- ❖ 2 Bed Semi Detached House
- ❖ Refurbishment Required
- ❖ Preferably New Kitchen & Bathroom
- ❖ Redecorating / Finishing Required

- ❖ Suit Builders / Keen Diyders
- ❖ On Street Parking
- ❖ Gardens Front And Rear
- ❖ Energy Rating: F

£64,995



1 Cawdor Terrace, Newcastle Emlyn
Carmarthenshire SA38 9AS

10 High Street, Cardigan
Ceredigion SA43 1HJ

info@housesforsaleinwales.co.uk

Accommodation

UPVC double-glazed door into:

Porch

Unfinished project needing finishing, UPVC door into:

Hallway

With staircase to first floor, radiator, door into brook cupboard.

Kitchen *12' 2" x 8' 8" (3.72m x 2.65m)*

With a range of wall and base units with stainless steel sink/drainer unit, tiled splash back, space and plumbing for washing machine, UPVC window to front.



Lounge *11' 4" x 13' 11" (3.46m x 4.24m) into recess*

With UPVC window to rear, solid fuel fire with back boiler heating some radiators.



First Floor

Accessed via staircase in hallway and giving access to:

Landing Area

With two cupboards, doors to:



Bedroom 1 *11' 5" x 11' 3" (3.49m x 3.42m) into recess*

With UPVC window to rear, radiator.



Bedroom 2 *11' 6" x 11' 1" (3.50m x 3.37m)*

With window to front, wardrobe, radiator.



Bathroom

With UPVC window, pedestal wash hand basin, panelled bath with shower over, rail & curtain, towel radiator.



Separate WC

With UPVC window to side, low level flush WC.



Externally



Front Gardens



The Restriction

You will need to supply Tai Ceredigion with evidence proving that the following criteria can be applied to a purchaser of the property concerned:

1. Statutory Consent: If the purchaser (or any one of several joint purchasers) can show a specified connection with the relevant designation region (Ceredigion) ie, residence or employment within Ceredigion for at least 3 years immediately prior to the application, then Tai Ceredigion is bound to grant consent.
2. Consent is otherwise discretionary and the adopted guidelines provide that discretionary consent will generally be granted if a purchaser can establish one of the following criteria:
 - a. Born within the designated area.
 - b. Resided a total of 5 years within the designated area but not immediately prior to application
 - c. Currently employed within the designated area
 - d. Intending to move to the area to care for an elderly or infirm relative or friend; or if the purchaser is elderly or infirm in order to receive care from relatives or friends who are residing in the area.

It follows that the consent to a disposal to a purchaser who cannot establish any of these criteria is unlikely to be forthcoming.

Directions

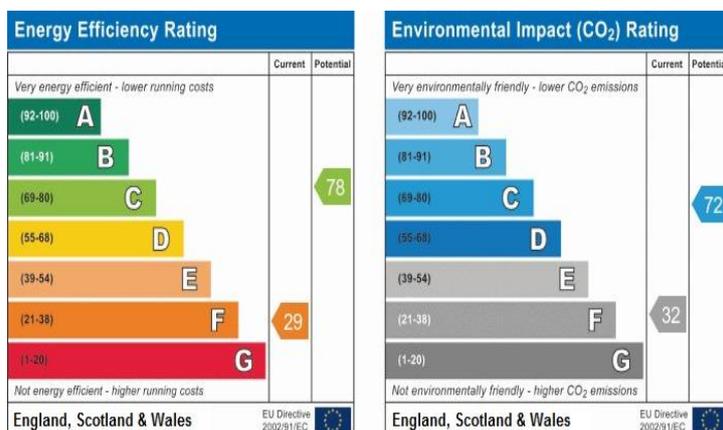
From Newcastle Emlyn, take the A475 towards Lampeter. In the village of Penrhiwllan, take the turn for Croeslan. Proceed to the end of the road and turn left. Proceed past the bus shelter and take the next left when you enter the estate, No. 34 is on the right-hand side, denoted by our For Sale board.

Offers Procedure

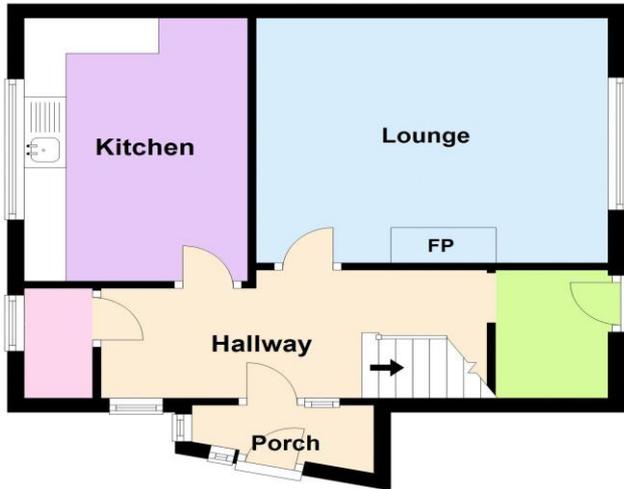
Important Note: We have an obligation to our vendors to ensure that all offers made for the property can be substantiated and we may well, in some instances, require proof of funds. To satisfy Money Laundering Regulations 2017, due diligence needs to be carried out on prospective purchasers. As such, we will also require proof of identification before an offer can be accepted.

Important Notice

These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. We have not tested the services, appliances and equipment referred to in the sales details and no warranty can be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings. All photographs are taken with a digital camera.



Ground Floor



First Floor

