

Iscoed, Llandissilio, SA66 7TN

**Offers In The Region Of £419,950**

A traditional detached bungalow with extensive grounds amounting to approximately 1.69 acres to include mature gardens, a garage/workshop, home/garden office, large summer house, dog kennels and planning for a side extension. The property enjoys a countryside setting being located off a small minor road, just outside the village of Llandissilio. Internally the bungalow has some lovely old period features, but does require general improving and modernising. Plans are available for the side extension which has full planning permission. This is a great opportunity for a buyer seeking a property with excellent outdoor space and grounds. Virtual Viewing Tour Available!



### Situation

The property is situated along a minor country road, just outside the village of Llandissilio, itself located roughly 5 miles north from the town of Narberth. Village amenities include a public house, motor cycle shop, church and primary school. Only a short distance down the road is the larger village of Clynderwen which provides a railway station link to Carmarthen, Nisa general stores, pharmacy, CCF store etc. Narberth town offers a range of shops and cafes along its shopping high street, plus a super market, small industrial estate with useful businesses, public swimming pool etc.

### Accommodation

Double glazed front door opens into:

### Entrance Hall

Ornate tiled flooring, radiator, doors open to bedroom 1 and:

### Living Room



Double glazed box bay window to front, fireplace housing a wood burning stove, radiator.

### Kitchen



Fitted with a range of wall and base storage units, fireplace fitted with an oil fired Rayburn, single drainer sink unit, gas cooker, plumbing for dish washer, double glazed window to side, stairs rise up to first floor loft, door to bedroom 2, sliding patio door leads through to:

### Conservatory



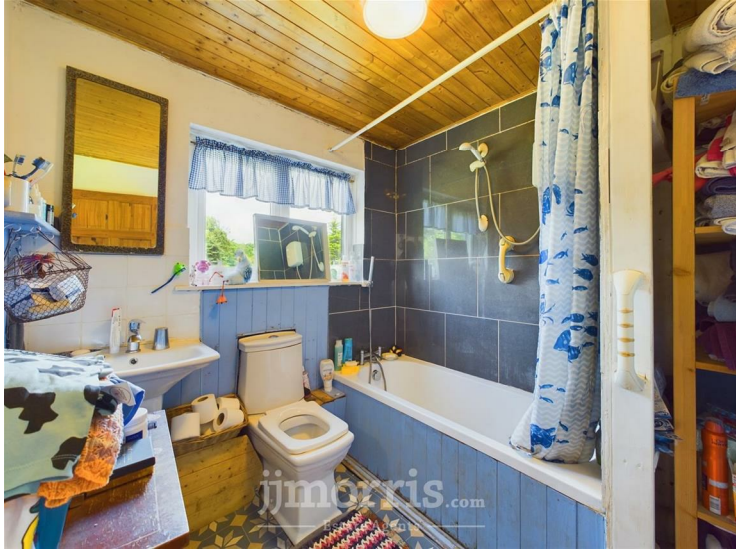
Double glazed windows and external door to rear garden, wooden floor, door to:

### Utility

Plumbing for washing machine. Door to:

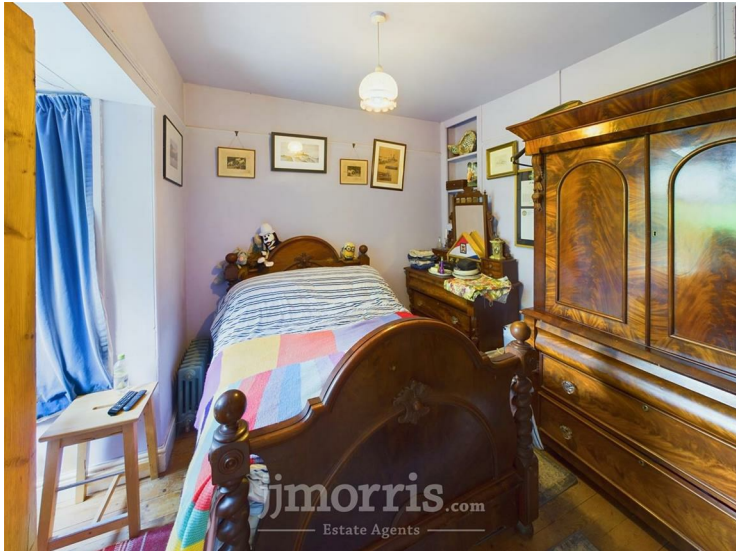


## Bathroom



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, double glazed window to side, part tiled walls, heated towel rail, fitted shelving.

## Bedroom 1



Double glazed box bay window to front, wooden floor, radiator.

## Bedroom 2

Double glazed window to side, wooden floor, radiator.

## First Floor Loft Space

Boarded with roof window and dormer window.

## Externally







At the front of bungalow is a gated gravel driveway providing off road car parking space which continues to the side and to where the garage/workshop is situated. At the rear of the bungalow there is a gravel garden/patio area. Pathways lead from here into the extensive gardens and grounds which enjoy a wide variety of established mature specimen shrubs and trees, large lawn areas, wildlife ponds, another gated driveway for access onto this land and range of useful outbuildings. Please note a public footpath is located at the bottom of the grounds.

### Summer House



Power and lighting connected.

### Garage/Workshop

Vehicular door to front and pedestrian door to side, with power and lighting connected.

### Kennels



3 x metal kennels on a concrete base, plus storage area.

### Home/Garden Office



Power and lighting connected.



### Wash House



Fitted with storage cupboards and sink, plumbing for washing machine, power and lighting connected.

### Chicken Shed



### Planning

A side extension has been granted and consists of a further reception room, 2 more bedrooms and 2 bathrooms. Approved plans are held within our office.

### Utilities & Services

Heating Source: Oil Fired Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From Narberth town, head due north up the main A478 road for approx 5 miles until reaching Llandissilio. Proceed past Lamos motor cycle shop and take the left turning onto Heol-Y-Llan. Travel past the church and around the bends and after a short way the property is found on the right hand side, as identified by our JJMorris for sale sign.

What Three Words: ///confined.crescendo.proclaims

### Broadband Availability

According to the Ofcom website, this property has standard broadband available, with speeds up to 4mbps upload and 28mbps 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 - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - None & Data - None

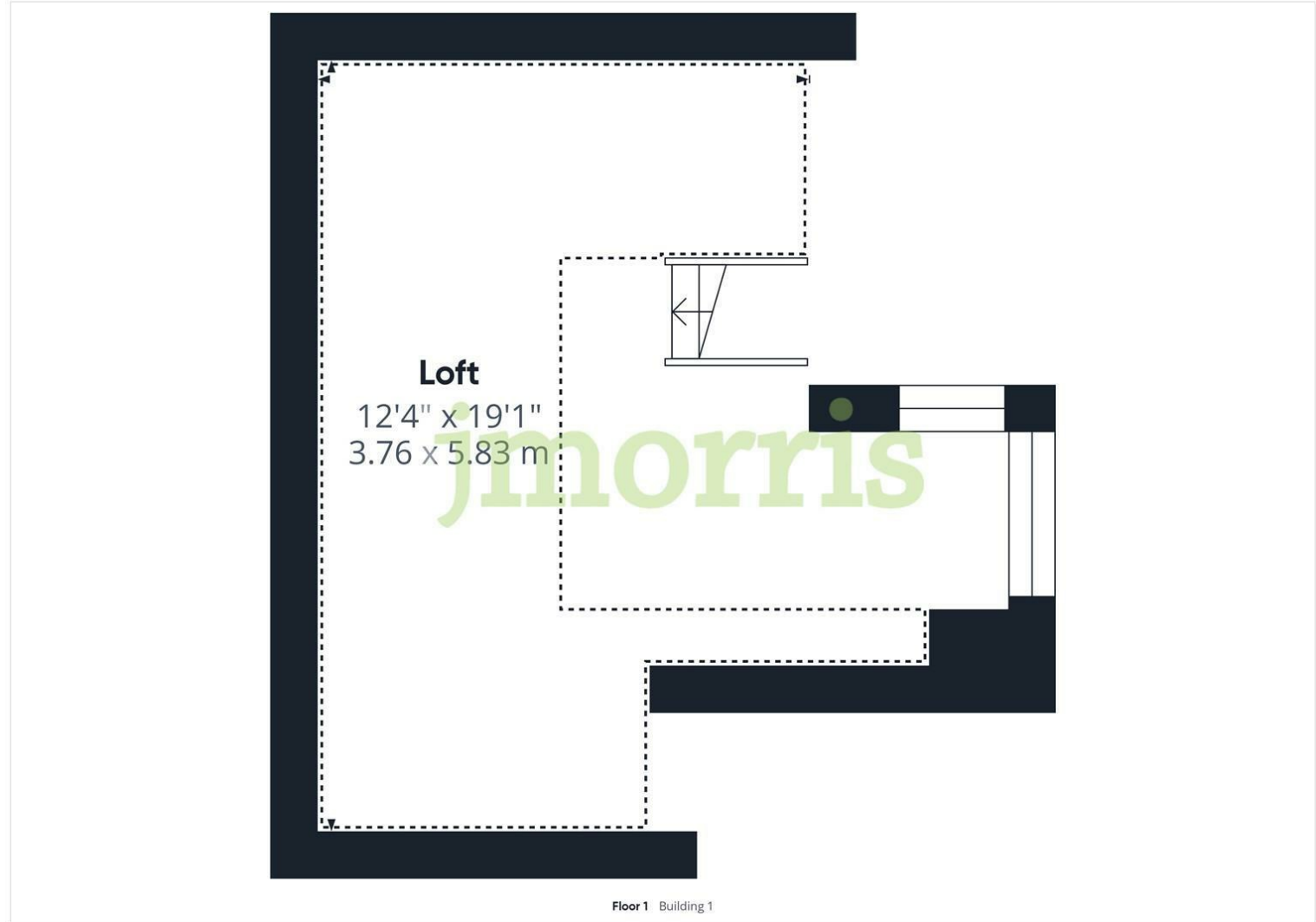
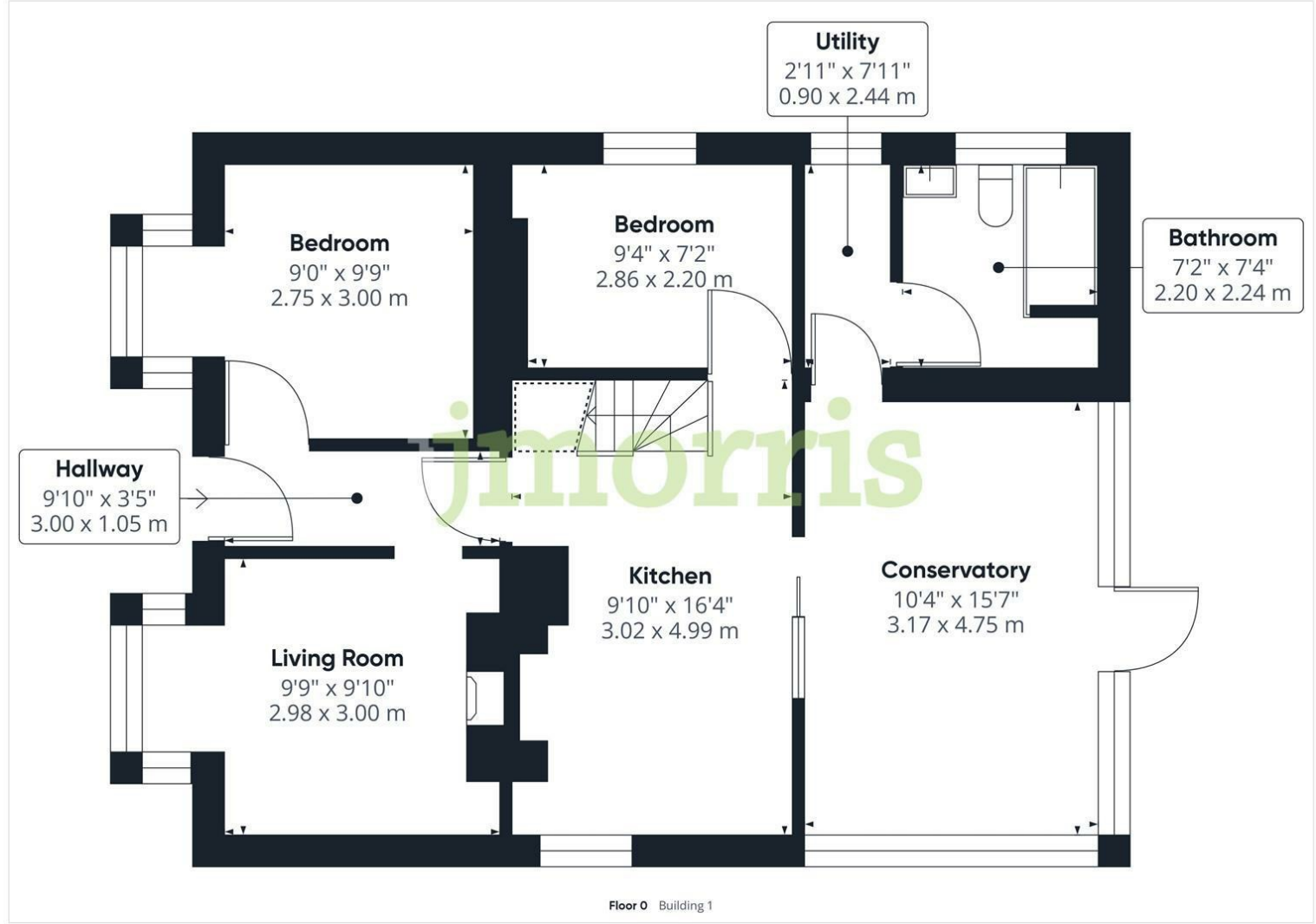
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

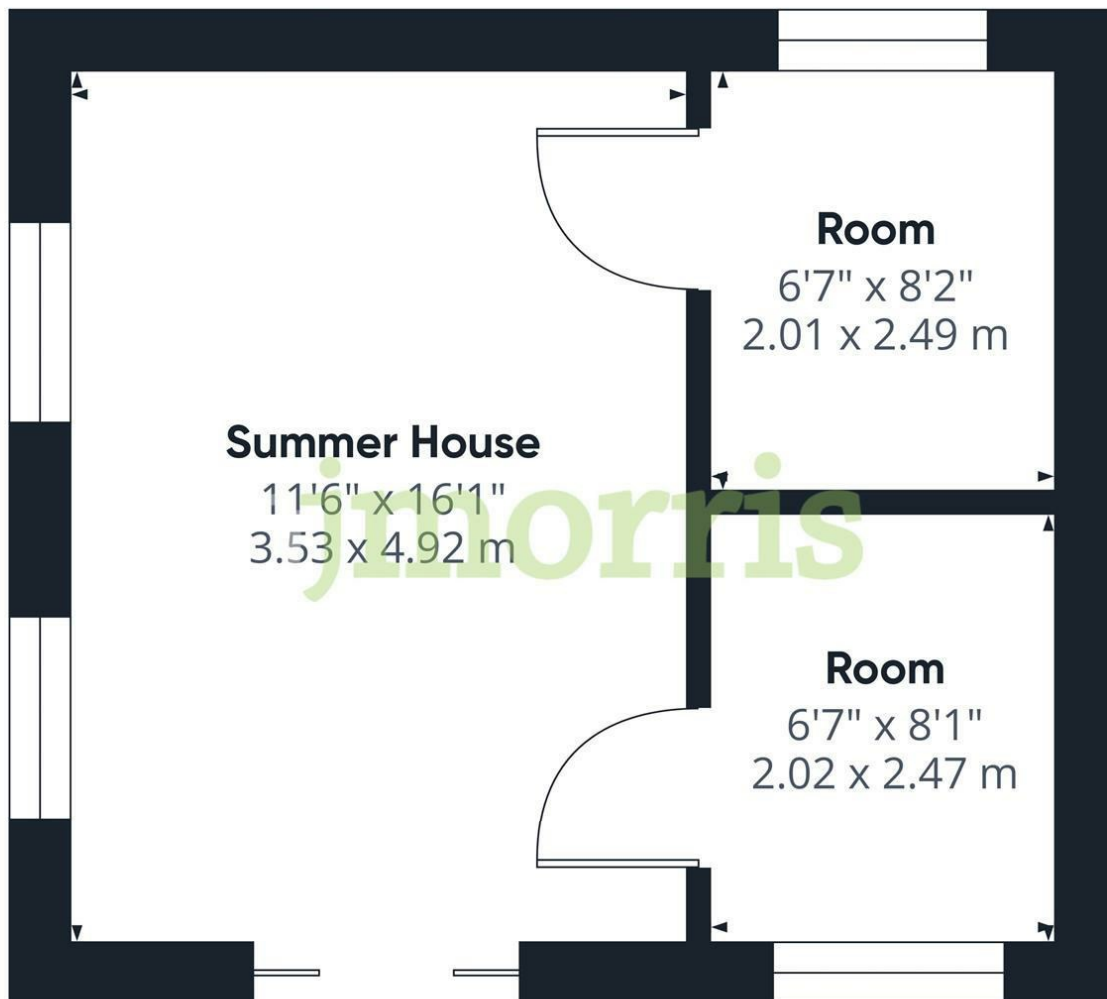
### Anti Money Laundering & Ability To Purchase

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.

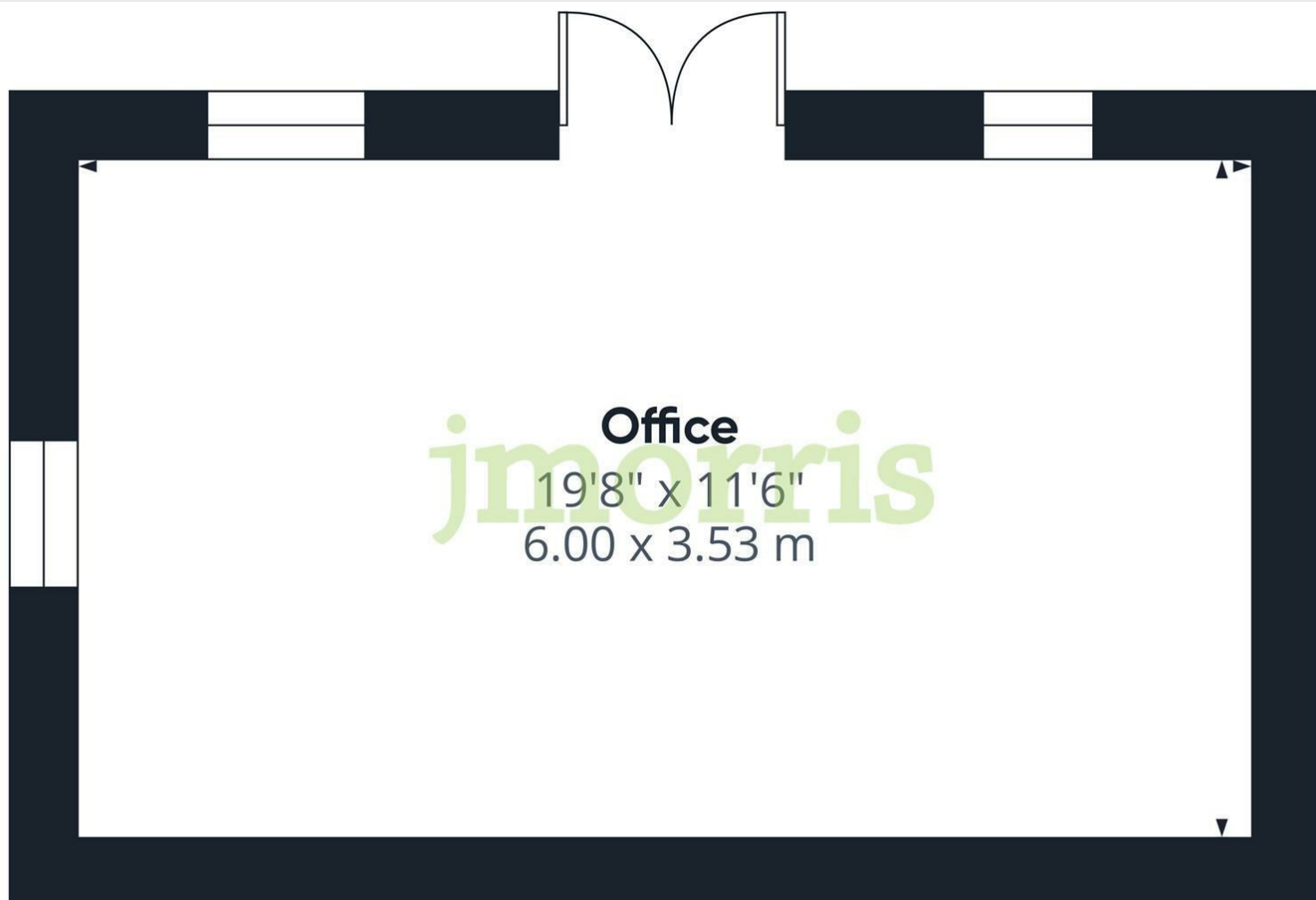
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Floor Plan

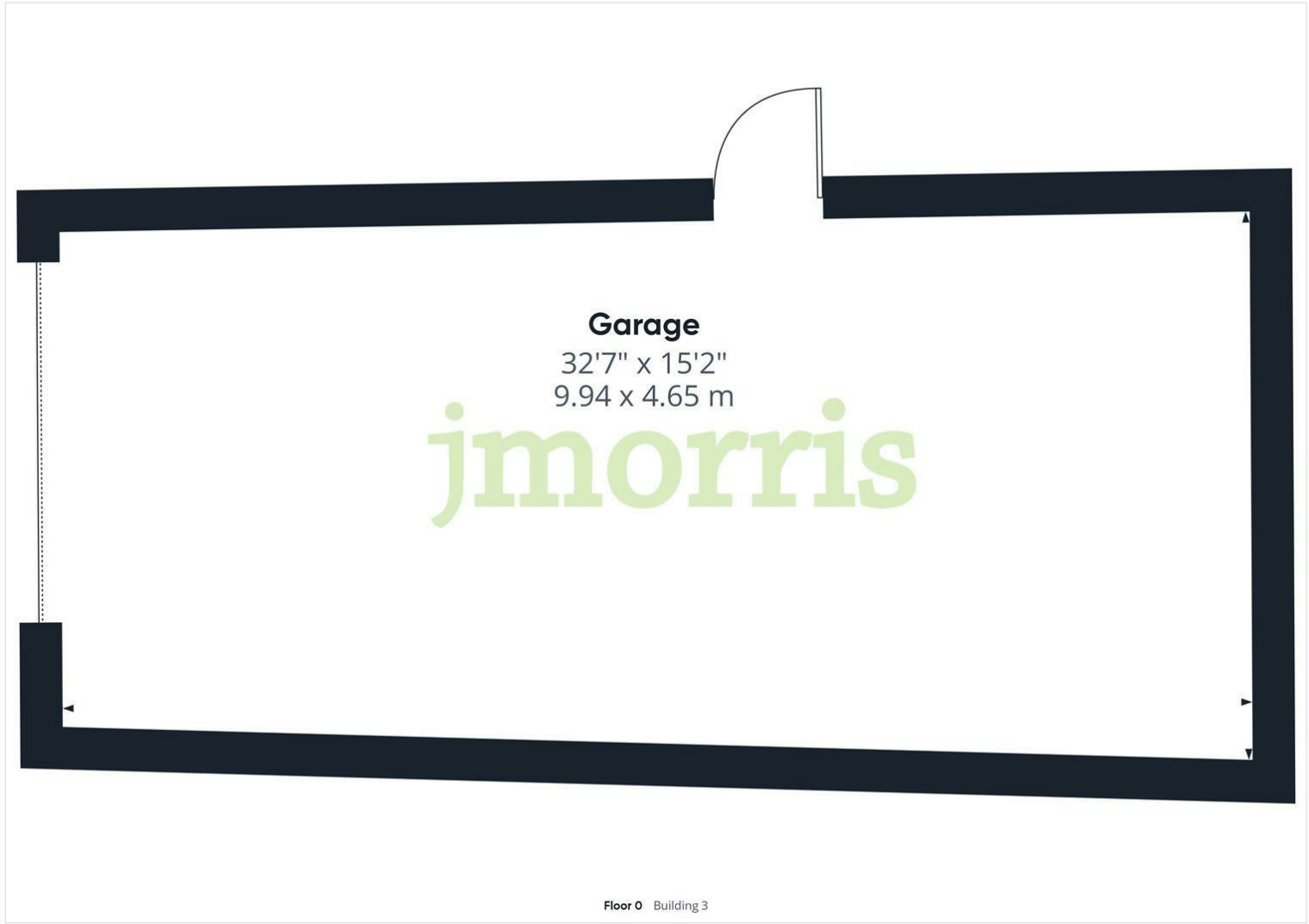




Floor 0 Building 2



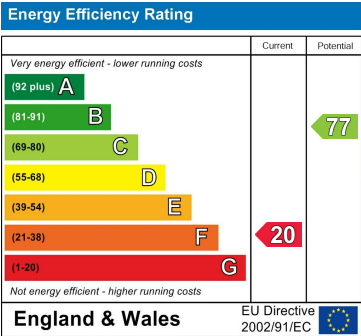
Floor 0 Building 4



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.