



Ger-Y-Conwydd, Llanglydwen, SA34 0XP

Offers In The Region Of £359,950

An excellent sized detached bungalow with 3 generous double bedrooms and a master en-suite, plus 2 reception rooms and a large kitchen/diner, situated within the popular country village of Llanglydwen. The property boasts a detached garage and separate detached workshop, plus level surrounding gardens and outstanding countryside views. The accommodation is well presented, light and spacious, with the main living spaces being very well sized and offering some lovely stand out features, such as a focal point fireplace with wood burner and a Scandinavian style sun lounge, providing multiple places to sit and relax. The size, location and style of this lovely home would very much suit a retired couple or family.

Situation

The property is situated in the rural country village of Llanglydwen, which has a family friendly pub within walking distance. There are two primary schools and two secondary schools in the catchment area. Approx 2.6 miles away there is a petrol station with post office and mini market all combined at Glandy Cross. Crymych village is also within easy driving distance and provides a range of local shops and services to include a leisure centre, butchers, pharmacy, secondary and primary schooling etc. The area is predominantly rural with lots of rolling countryside and outstanding scenery. The Preseli Hills are also within easy driving distance and provide miles of scenic walks and pony trekking.

Accommodation

Double glazed front door with matching side windows opens into:

Entrance Hall



Electric radiator, built in storage cupboard, built in airing cupboard, doors to:

Living Room



With a large feature brick archway fireplace housing a wood burning stove on a quarry tiled hearth, double glazed windows to front and side, electric radiators.

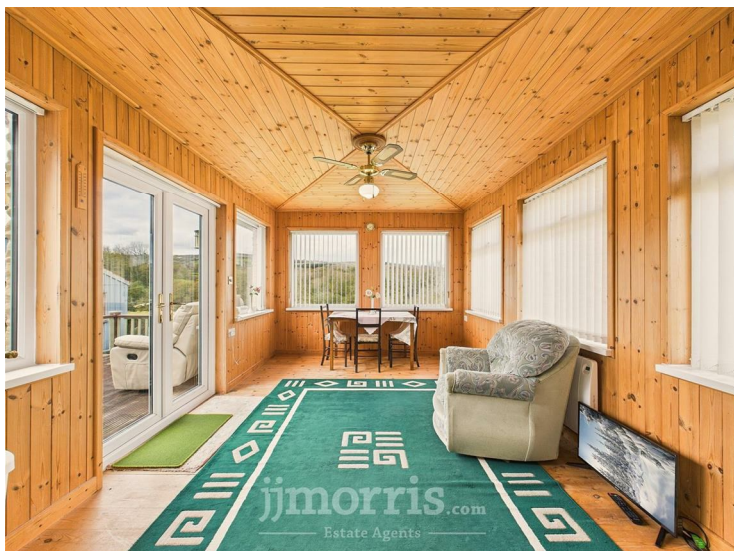
Kitchen/Diner





Range of fitted wall and base storage units with worktops over, eye-level double oven, 4 ring electric hob, extractor hood over, single drainer sink, plumbing for dish washer, space for white goods, part tiled walls, kitchen island with storage and worktop, double glazed window to rear enjoying countryside views, door to utility, dining area with fitted storage and worktop, double glazed window to side, electric radiator, glazed double doors open to:

Sun Lounge



Double glazed windows around enjoying countryside views, external French doors open out onto a decked seating/entertainment area, pine wooden flooring, walling and ceiling, electric radiator.

Utility



Fitted wall and base storage units, worktop, single drainer sink, plumbing for washing machine, space for tumble dryer, frosted double glazed external door to rear, part tiled walls, access to loft space.

Bedroom 1



vanity storage unit, part tiled walls, frosted double glazed window.

Bedroom 2



Fitted wardrobes, double glazed window to rear, electric radiator, door to:



En-Suite



Comprising a shower cubical, W.C, wash hand basin set in a

Double glazed window to front, built in wardrobes, electric fireplace.

Bedroom 3





Double glazed window to front, built in wardrobes, electric fireplace.

Bathroom



Comprising a bath, shower cubical, wash hand basin and W.C set within vanity storage cupboards, part tiled walls, frosted double glazed window to rear, electric radiator and towel rail.

Externally





To the front of the property there is a driveway leading down the side to the detached garage, providing ample off road parking space for several vehicles. A front lawned garden with shrub borders extends down the opposite side, being mainly laid to lawn and is nicely kept and level. Access on both sides lead to the rear, where there is a raised decked seating/entertainment area, further lawn and hardstanding, custom built BBQ, lovely country views and access to the detached workshop. Please note there is a gate leading into the neighbours field but there is no actual right of access here and can be closed up if desired.

Detached Garage & Workshop



Detached Garage - A modern good size garage with up and over door to front and pedestrian door to side.

Detached Workshop - A good size building, ideal for hobbies such as woodworking, mechanical interests or a home studio etc, with up and over garage door to front.

Directions

From our Narberth office travel north on the A478 for some 6 miles or so and at Efailwen take the right turning at the fork in the road for the village of Llanglydwen. Follow this road into the village. Go left past the "The Bont" pub on your right hand side and the property is then found on the left, as identified by our JJ Morris for sale sign.

Utilities & Services.

Heating Source: Solar Roof Panels & Electric Modern Radiators

Services -

Electric: Mains & Solar

Water: Mains

Drainage: Private Modern System

Local Authority: Carmarthenshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///sizzled.harmlessly.placed

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 - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

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 and 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.

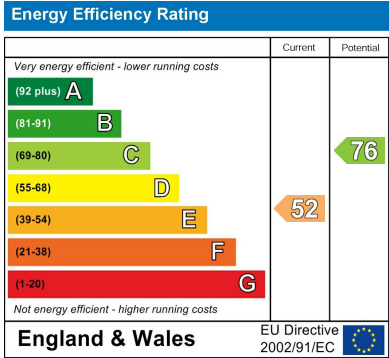
Floor Plan



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.