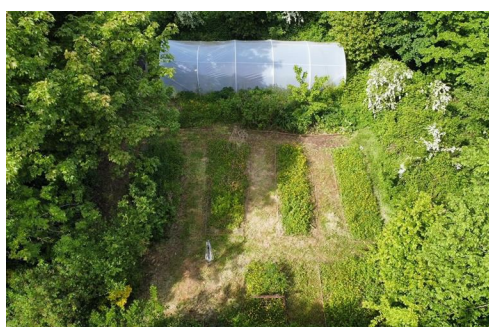




The Old Coach House , Llandissilio, SA66 7TN

Offers In The Region Of £289,950

Virtual Tour Ready!

A secluded 1 acre holding located down its own track on the edge of a small country village within rural Pembrokeshire. The property comprises a detached 2 bedroom cottage with incredible charm and character, a detached stone shed ideal for a studio/hobby room and approximately 1 acre of ground to include a level grazing paddock and generous garden with poly tunnel and sheds. The property is offered for sale chain free and is ready for immediate occupation.

Situation

The property is situated in a lovely secluded spot, found at the end of a private track, down a minor country road on the outskirts of Llandissilio. The village has basic amenities to include primary schooling and is on a local bus route. Only a short distance down the road is the village of Clynderwen with a greater number of amenities to include a railway station, several shops, pharmacy, petrol station and private schooling. In the opposite direction is the large village of Crymych with excellent schooling at both primary and secondary levels, an array of shops and amenities. The market town of Narberth is located some 5 miles or so distant, providing a larger range of services and amenities which cater for all day to day needs and offers a delightful array of shops, restaurants and cafes. There are excellent road links to the other larger towns in the area such as Cardigan, Carmarthen and Haverfordwest, all with a comprehensive range of amenities, educational facilities and services.

Accommodation

Wooden front door opens into:

Entrance

Wooden flooring, stone walls, exposed beams, radiator, stairs to first floor, opening to lounge area, door to:

Bathroom



Bath with electric shower over, vanity unit with wash hand basin, WC, heated towel rail, airing cupboard with hot water cylinder and immersion, double glazed window, beams, tiled flooring and part tiled walls.

Lounge



Double glazed window to front, stone walls, beams, wooden flooring, radiator, opening leads through to:

Kitchen / Diner



Beams, tiled flooring, part tiled walls, double glazed window, cupboards with worktops over, belfast sink, solid fuel Rayburn serving the domestic hot water and central heating, space for electric cooker, door through to:

Conservatory



Double glazed floor to ceiling windows and roof, plumbing for washing machine, power & lighting, external doors.

Landing

Velux roof window, radiator, doors to:

Bedroom 1



Vaulted ceiling, velux roof windows, exposed beams, double glazed window to side, wooden flooring, radiator, wash area with walk in shower cubicle, WC, wash hand basin, part tiled walls, crog loft storage space.

Bedroom 2



Vaulted ceiling, exposed beams, velux roof window, double glazed window to side, wooden flooring, radiator, built in double bed, built in wardrobe, crog loft storage space.

Externally



The property is approached by its own track and has ample hard standing space to the front side and rear for ample parking. There is a detached stone shed next to the house which would make an ideal studio/hobby room etc. The grounds comprise two main areas, the paddock and the gardens. The paddock is found on the left hand side of the track and enjoys level grazing with an old caravan (used for storage only). The gardens are found at the rear and provide level growing space with poly tunnel and useful sheds. In total the property is set within approximately 1 acre. Please note there is a public footpath down the access track.

The Paddock



The Shed



17'3 x 8'4 - Stone built and with lots of potential for different uses.

Services

We understand mains water and electric are connected. Private drainage.

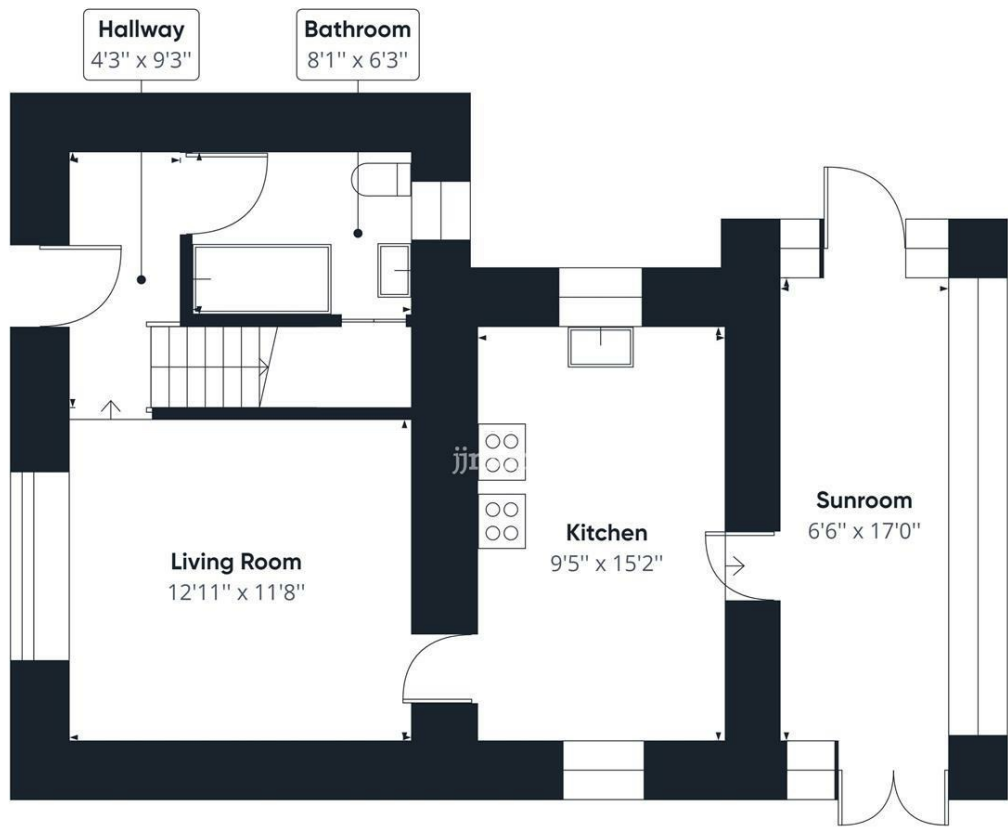
Tenure

Freehold

Directions

From Narberth travel up the main A478 road signposted to Cardigan and travel through Clynderwen and on into Llandissilio. Pass the Lamos motorcycle shop and take the left turning onto Heol-Y-Llan. Follow this road for roughly half a mile and the entrance to the property is found on the right hand side, identified by our JJMorris for sale sign.

Floor Plan

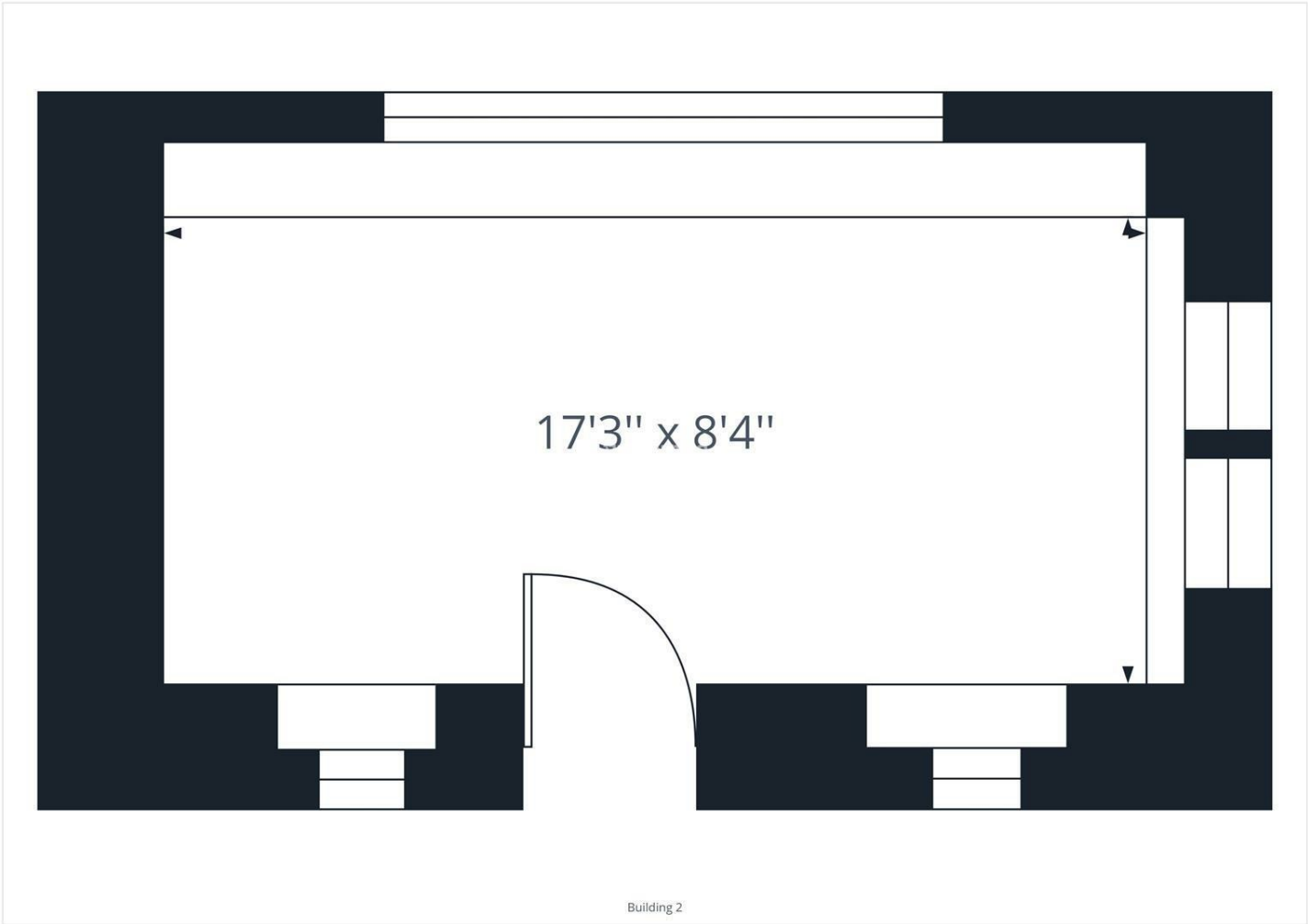


Floor 0 Building 1



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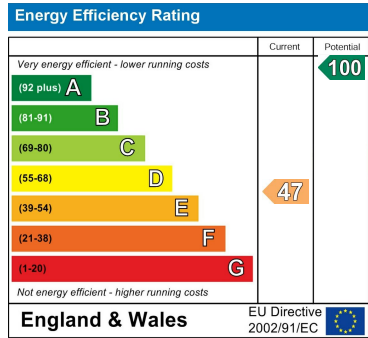
Floor Plan



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.

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