



Caermeini Isaf, Mynachlogddu, SA66 7RY

**Offers Around £850,000**

Situated in a secluded rural location, this versatile property consists of a three bedroom family home, a four bedroom stone cottage and a 2 bedroom detached cottage along with barns, stables, garage/workshop and caravan, all set within approx. 8.95 acres of land with a stream boundary and pond, offering direct access for riding out over the Preseli hills, accessed down a winding country driveway.

### Situation

The property is nestled in the parish and community of Mynachlogddu and the Preseli Hills with the popular large village of Crymych only 3 miles to the North-East with Cardigan only 12 miles, approx 20 minutes away by car, and the main A478 providing access to further afield, including the Market Town of Narberth, approximately 25 minutes away by car.

### Caermeini Isaf

The inviting entrance hallway leads through to the second reception room currently enjoyed as a snug, onto Large living room with wood burning stove, fantastic family dining kitchen with many wall and base cupboards with complimentary work surfaces, storage cupboards, space for appliances sliding patio doors out to large seating area with formal gardens mainly laid to lawn with established borders and planting and with amazing countryside views all around. Internal Hallway with Family bathroom off, storage cupboards and access to Utility room. On the first floor there are three well-proportioned bedrooms, the master having en-suite wc.

### The Cottage

Coming into a wonderful boot room for storage of all those muddy boots and coats and progressing into a warm and welcoming lounge with fireplace housing a log burner, windows with the most stunning countryside views, door to large dining kitchen, fully fitted and well planned, this area has wall and base units with complimentary work surfaces over, space for appliances, tiling to floor, breakfast bar and space for a large dining table, utility cupboard and shower room off. French doors leading out to decked patio area where you can take in the wondrous views of the gardens and un-interrupted countryside, whilst enjoying your favourite 'tipple' in the hot tub and listening to the beautiful stream and watching the wonderful waterfall. Ample parking to the fore with well established and well-stocked gardens surrounding. Upstairs via the lounge, the principal bedroom has dual aspect velux windows allowing natural light to cascade through the room. Storage cupboard into the eaves. A further three bedrooms with family bathroom and large spacious landing complete the offering here.

### Meini Glas Cottage

A very pretty cottage with entrance hallway, open plan lounge and dining kitchen space with French doors out to a fenced patio area where a private lawned garden with well stocked bordered and planting await, amazing countryside views.

Family shower room with wc, half-moon shower cubicle and pedestal wash hand basin. Two bedrooms with views over the outstanding countryside.

Ample parking to the fore. Set back from main house and driveway.

### Externally

Dutch Barn: Having large entrance doors, ample entrance height, ample storage space. Barn: To the side of the Dutch barn, ample entrance height. Stables: Stone built . Garage/ Workshop: With pitched roof, ideal for storage. Caravan: To the side of the main house, set back with it's own area.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Private

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Bands: Carmeini Isaf: E - The Cottage: C - Meini Glas Cottage: D.

EPC's - Carmeini Isaf: E The Cottage: D Meini Glas Cottage: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: //marshes.stick.perfected

### Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 0.6mbps upload and 5mbps 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 & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

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.



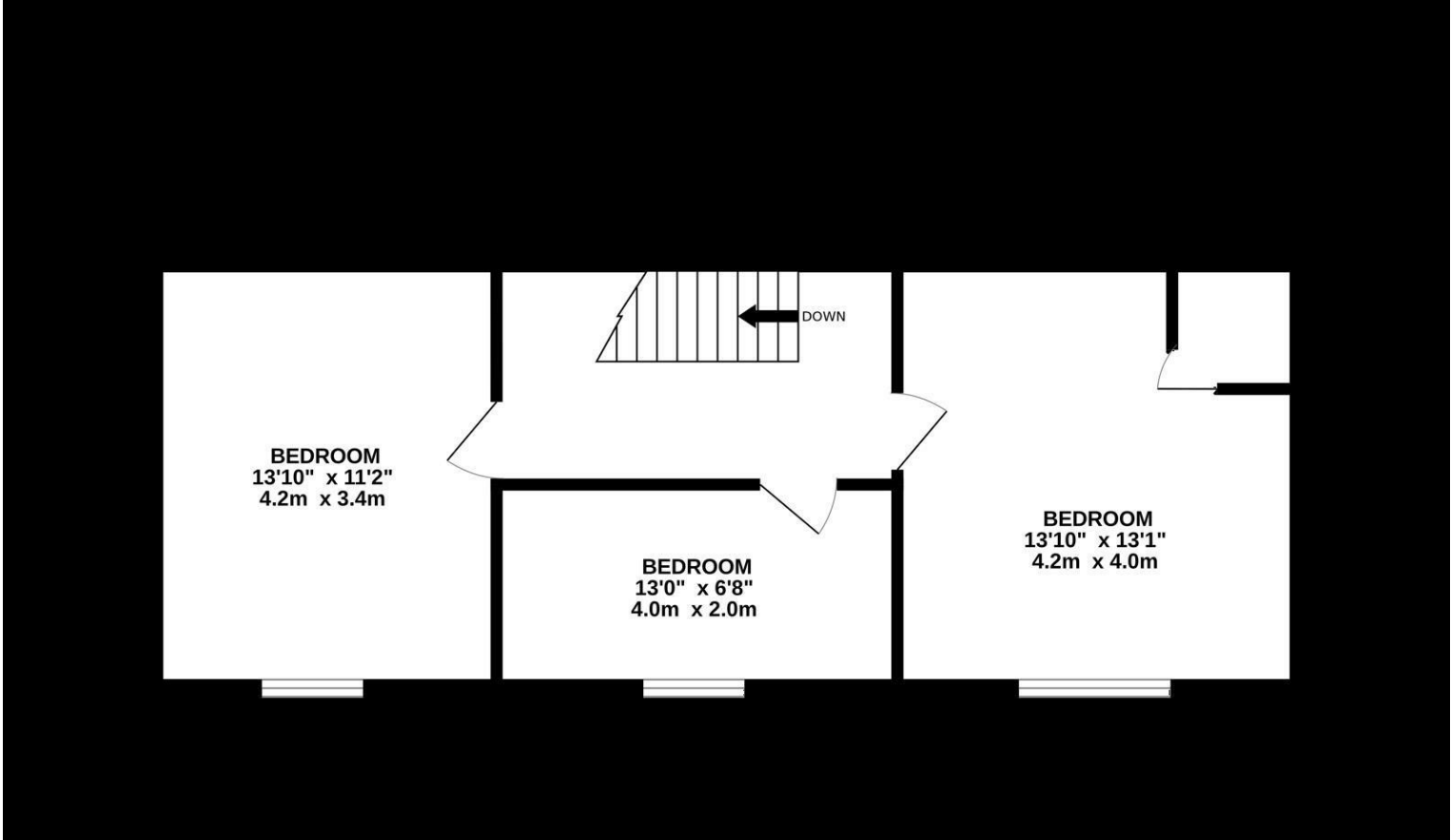
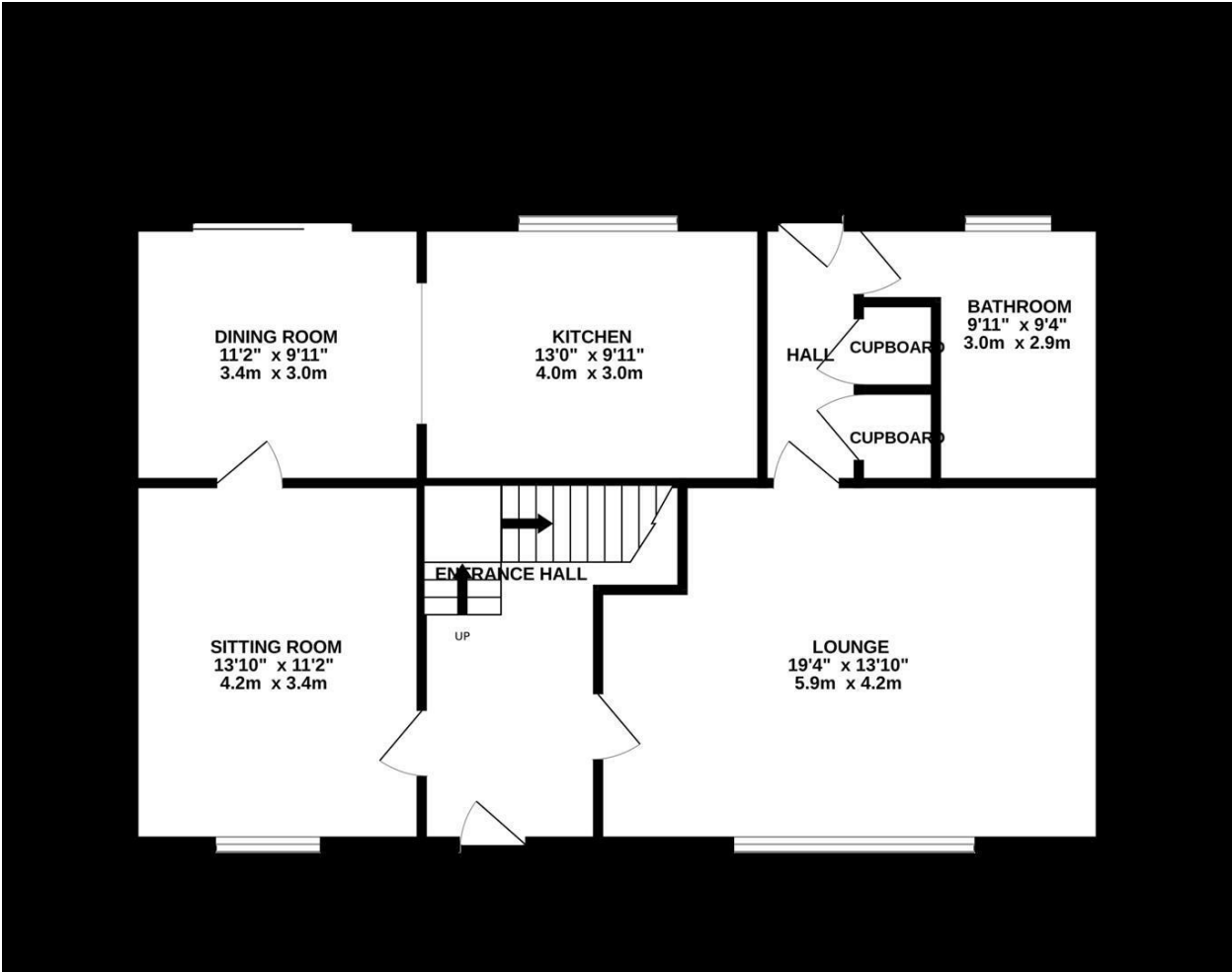




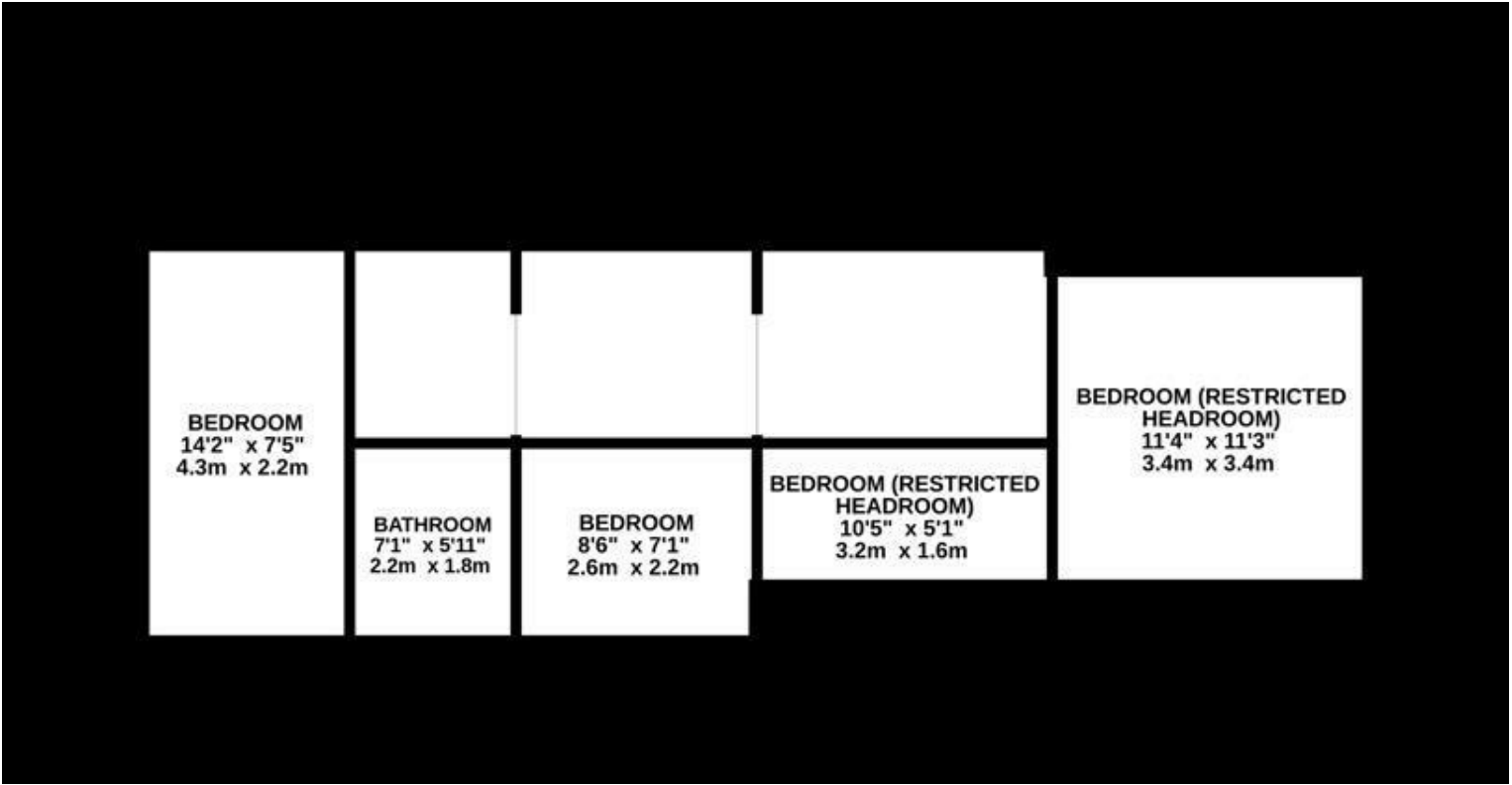
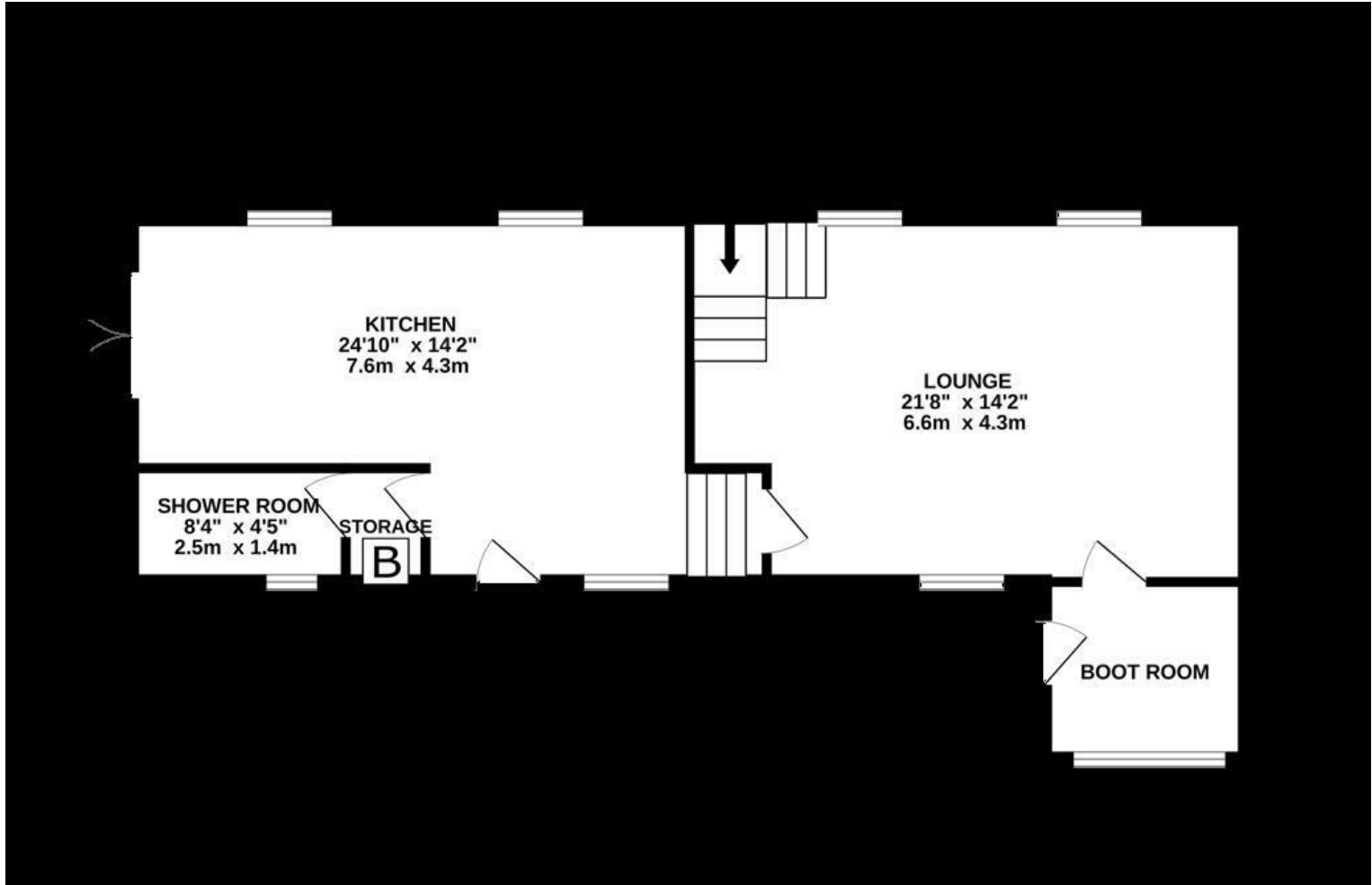




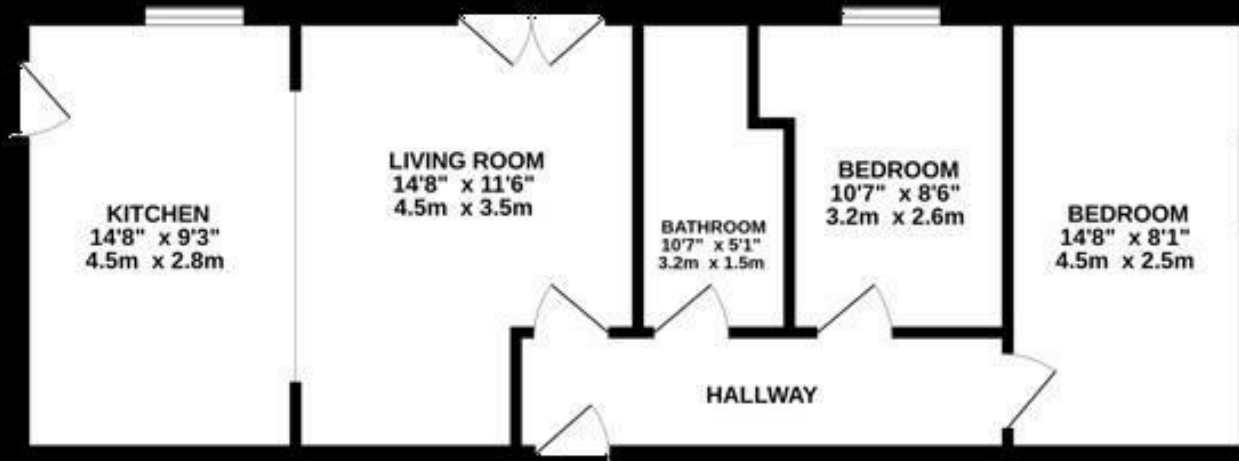
Caermeini Isaf Floor Plan



The Cottage Floor Plan



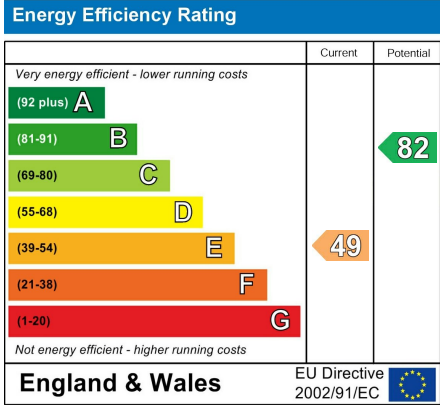
Meini Glas Floor Plan



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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