



Plot 4 Development Site Rear of Angel , Clynderwen, SA66 7TQ

£230,000

JJ Morris are delighted to present to the market a small development of executive new build houses within the village of Llandissilio.

This small site comprises semi detached three bedroom houses with allocated off road parking.

All the properties will be finished to a high standard with master en-suite bathroom, cloak rooms etc set in a village location with excellent views of the surrounding countryside.

The houses are in the process of construction due to be finalised by December 2021.

Ideal First time buy or family homes.

Ultra fast fibre broadband connection to each property.

Early on site viewing essential to secure these desirable homes at competitive prices.

SITUATION:

Occupying a delightful setting in the heart of Pembrokeshire and set back off the A478 Narberth to Cardigan roadway within the village of Llandissilio.

The village has the benefit of a range of local services to include a primary school, whilst the nearby village of Clynderwen has a good range of amenities and facilities including a railway station, several shops and a pharmacy and is in close proximity to the newly established independent 'Redhill' School.

Narberth is considered to be the nearest market town and is located some 5 miles or so distant from the site and provides a larger range of services and amenities which cater for all day to day needs and offers a delightful array of shops, gift shops, restaurants and cafes.

Conveniently located to the A40 roadway that provides excellent road links to the larger towns of the area such as Carmarthen and Haverfordwest, which boast a comprehensive range of amenities and services.

SPECIFICATIONS:

Oak doors throughout and bi-folding doors to the rear garden.

KITCHEN:

All fully fitted with double ovens, induction hobs, fitted microwave oven, integrated dishwashers and fridge freezers, washing machine and tumble dryers. Spot lighting and oak doors.

EN-SUITE:

Shower cubicle, fully tiled walls and flooring, vanity unit and wash hand basin. WC all white and radiator style towel rail.

BATHROOM:

Fully tiled flooring and walls, bath with shower over and hand held shower taps. WC and vanity unit with wash hand basin in white and radiator style towel rail.

HEATING AND LIGHTING:

Heating via an air source heat pump with aluminium radiators. Spot lighting throughout. Fully double glazed throughout.

SECURITY AND LIGHTING:

External lighting, Indian sand stone laid to the rear and fore and external tap. Fully tarmac drive.

SERVICES:

Mains water and mains drainage. Ultra fast fibre broadband connected

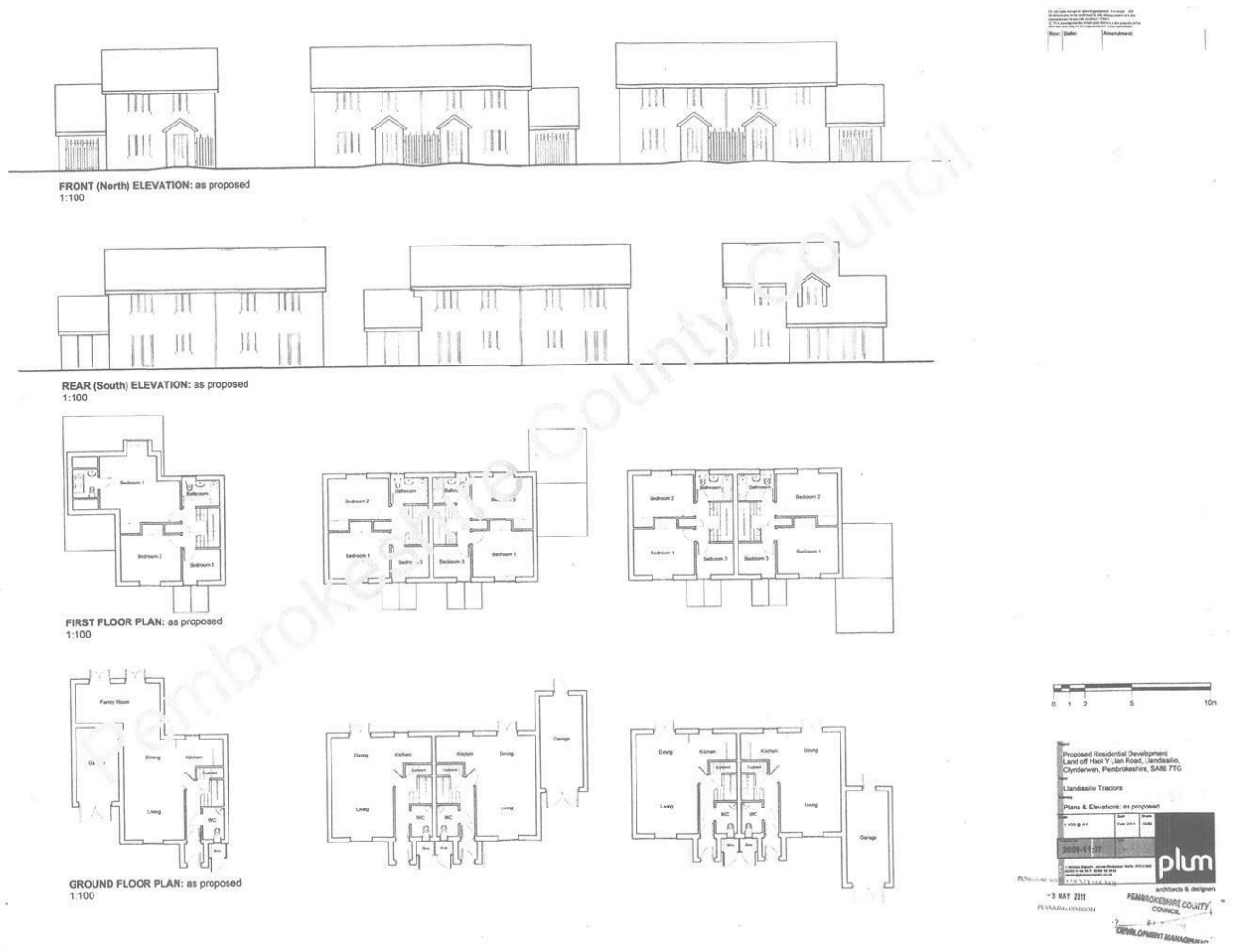
LOCAL AUTHORITY:

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP.
Tel: 01437 764551.

DEPOSIT:

Deposit required to secure a plot made payable through solicitors.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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