



Blaencneifa , Llanfyrnach, SA35 0BS

£400,000

Blaencneifa is a Two bedroom smallholding set within approximately 20 acres or thereabouts on the outskirts of Tegryn, In the heart of the Pembrokeshire countryside. Convenient access to nearby villages, the Preseli Hills and the wider West Wales coast and market towns. The Accommodation comprises Entrance Hallway, Sitting Room, Living Room, Kitchen, Shower Room, First Floor Landing and Two Bedrooms. Externally there is a range of outbuildings provides excellent storage or workshop potential.

Tegryn, near Llanfyrnach in north Pembrokeshire (SA35 0BS), is a small rural village set on a hilltop overlooking the scenic Preseli landscape. It has a peaceful, close-knit community with a primary school, community centre and local pub forming its main amenities, while everyday services and shops are found in nearby villages and towns. The surrounding area is characterised by open farmland, rolling hills and quiet country lanes, offering a calm, traditional Welsh rural setting with strong community identity and a sense of remoteness from urban life.

Entrance Hallway



Stairs rising off to the first floor, fuse box, slate slab flooring, doors to:-

Sitting Room



Log burner, single glazed window, exposed beams, part wooden panel wall, slate slab flooring.

Living Room



Inglenook Fire place with log burner, exposed beams, single glazed window, slate slab flooring, understairs storage

Kitchen



Base unit with stainless steel sink and drainer, single glazed windows, slate slab flooring, exposed beams, part wooden panel walls.

Shower Room



Low flush WC, pedestal wash basin, walk-in shower with electric shower and tiled surround, radiator, single glazed window.

First Floor

Landing



Wooden panel walls, wooden flooring, doors to:-

Bedroom One



Single glazed window, wooden panel walls, wooden flooring, loft access, eaves access

Bedroom Two



Single glazed window, part wooden panel walls, wooden flooring, fire place, radiator, cylinder

Eaves Storage



Externally

The property is approached via an off-road track that leads to the front of the house, where there is ample space for turning and parking several vehicles. Blaencneifa extends to approximately 20 acres, divided into seven fields and areas of mature woodland. The land also includes a range of useful outbuildings, including a hay barn, general store sheds, wooden stables, kennels, a stone barn, and a block stable.

Hay Barn



General Store Block



Wooden Stable



Store Room



Stone Barn



Stable Block



Utilities & Services

- Electric: Mains
- Water: Mains
- Drainage: Private Drainage

Heating: Oil Central Heating
Tenure: Freehold and available with vacant possession upon completion,
Local Authority: Pembrokeshire County Council
Council Tax: Band E
What3Words: ///cone.soup.garlic

Mobile Phone Coverage

The Ofcom website states that the property has the following mobile coverage

EE Good outdoor
Three Good outdoor
O2 Variable outdoor
Vodafone. Variable outside

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.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps 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.

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



Area Map



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.

Energy Efficiency Graph

