



Brwynnant, Glandwr, SA34 0UD

**£450,000**

A Two Bedroom small holding with approximately 12 acres of grazing land divided into 8 fields, situated in a rural location within Pembrokeshire, boasting far reaching, countryside views. The accommodation enjoys lots of charming features, including exposed stone walls and beams and wood burning stoves and comprises: Conservatory, Living Room, Hallway/Office, Wet Room, Kitchen with Pantry and Porch/Utility. To the first floor there are Two Bedrooms and a Bathroom. Externally there are two useful outbuildings for general storage, keeping livestock, etc. and a hard-standing area which provides parking for several vehicles.

### **Porch 10'0" x 5'6" (3.05 x 1.7)**

Double glazed window to the front, radiator, door to:-

### **Kitchen 15'1" x 9'8" (4.6 x 2.95)**

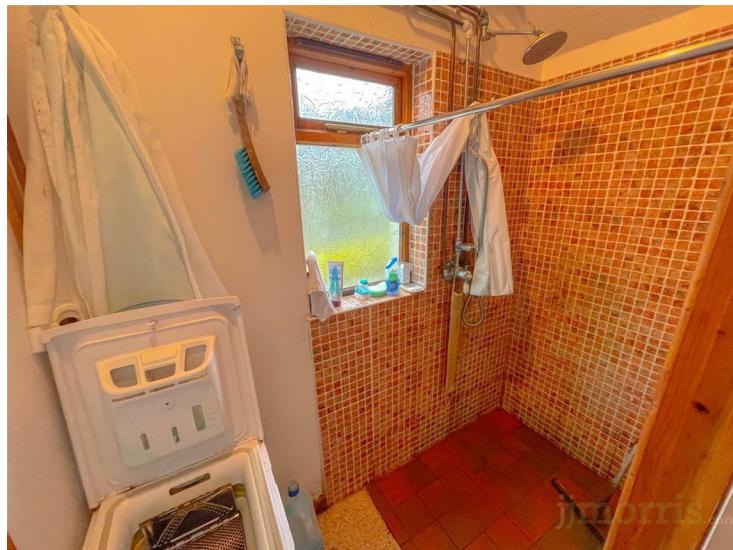
Having a range of base units, single drainer sink and Belfast sink unit, oil fired Aga, part tiled walls and tiled flooring, space for cooker and white goods, built-in storage cupboards, double glazed window to the side, door to:-

### **Hallway/Office 29'7" x 6'2" (9.02 x 1.88)**



Wood burning stove, exposed stone wall, tiled flooring, double glazed windows to the front and side, Worcester oil fired boiler servicing central heating and domestic hot water, external door to the front, stairs rising to the first floor, radiator, doors to:-

### **Wet Room 6'5" x 3'1" (1.98 x 0.94)**



Comprising of shower cubicle, frosted double glazed window to the side, part tiled walls, tiled floor.

### **Living Room 19'1" x 12'9" (5.82 x 3.89)**



Multi fuel burning stove set in a large exposed stone fireplace, exposed beams, double glazed window to rear, radiators, opening to:-

### **Conservatory 11'5" x 8'7" (3.48 x 2.62)**

Double glazed windows enjoying far reaching countryside views, tiled flooring, double glazed external patio door to rear.

### **Landing**

Built in storage, doors to:-

### **Bedroom One 18'9" x 13'6" (5.72 x 4.14)**



Double glazed windows to the rear enjoying far reaching countryside views, access to loft, exposed stone wall, radiator.

### **Bedroom Two 12'2" x 9'8" (3.73 x 2.95)**



Double glazed Velux window, radiator.

### **Bathroom 9'8" x 4'11" (2.95 x 1.52)**



Comprising of bath with shower over, pedestal wash basin, WC, radiator, built in cupboard housing hot water cylinder.

## Detached Multi Purpose Outbuilding 60'0" x 31'11" (18.3 x 9.75)



Services - Mains electricity. Private water and drainage. Oil fired central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band D

Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///cherry.sofas.enhanced

## Dutch Barn 23'9" x 13'5" (7.24 x 4.1)



## Stone Outbuilding

Require full renovation, but could be used as an additional income, overflow accommodation or an office or study (subject to planning).

## Externally



The property is approached via a shared access track which leads down into hard standing yard and turning area which provides ample off road parking space for several vehicles. The land totals approximately 12 acres and is divided into 8 fields all which are fenced and accessed via gates. There is a boundary plan available at the branch via request.

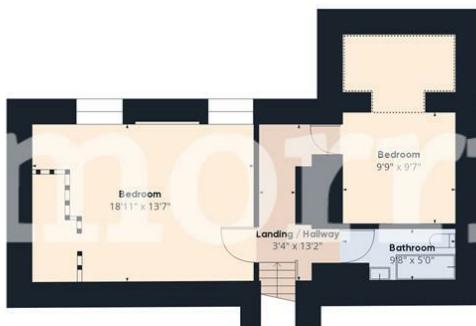
## Services, etc.



## Floor Plan

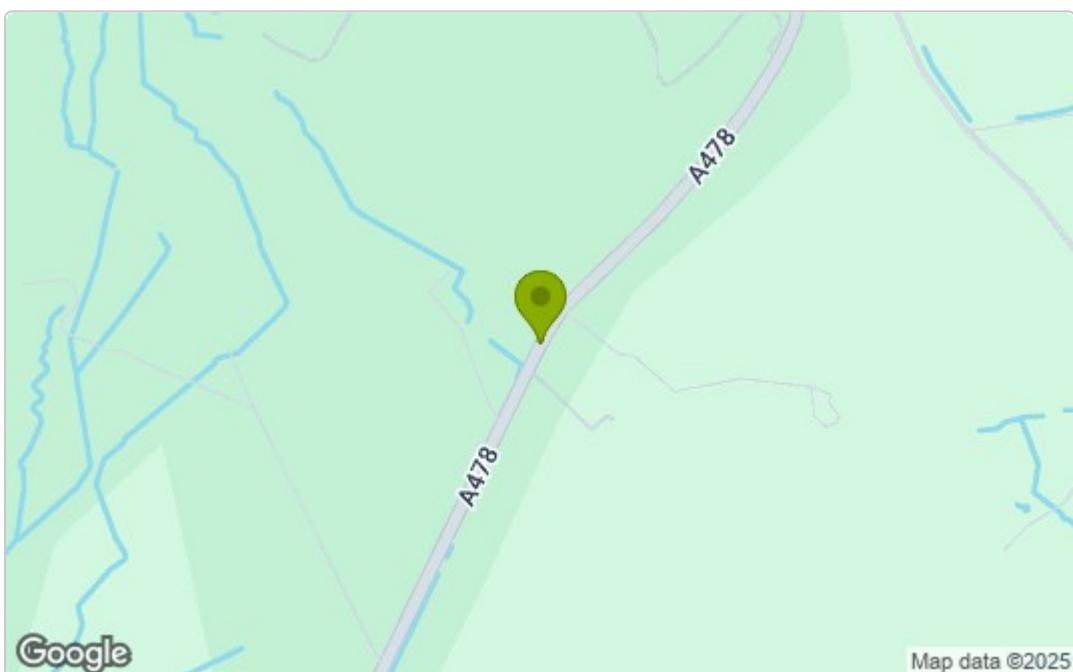


Floor 0

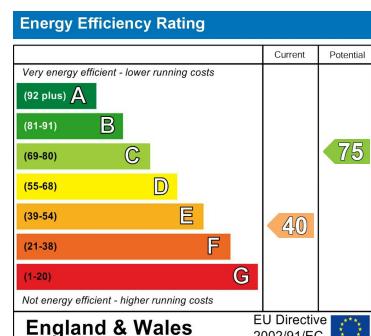


Floor 1

## Area Map



## Energy Efficiency Graph



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