



## Glandwr Mill , Glandwr, SA34 0YD

**£349,950**

An exceptional opportunity to acquire a charming and well presented former Mill, located in the idyllic hamlet of Glandwr, A four-bedroom residence that enjoys a picturesque setting alongside the River Gafel, known for its array of fish and occasional visits from otters.

Accessed via the first floor, the property opens into a spacious hallway leading to four well-proportioned bedrooms, two storage cupboards, a family bathroom, and a separate shower room. Stairs descend to the ground floor, which features a formal dining room, a generously sized living room with a study/office area, a feature log-burning fireplace, and French doors opening onto the rear of the property.



The kitchen/dining room also benefits from double doors to the rear, while a utility room and porch provide further access to the outside. To the rear lies a spacious patio and decking area overlooking the river—perfect for outdoor entertaining and relaxation.

Viewing is highly recommended to fully appreciate the unique character, setting, and lifestyle this historic Mill property offers.

## Hall

## Bedroom



## Bedroom



## Bedroom



## Shower Room



## Bathroom





## Bedroom



## Lower Ground Floor

### Snug



## Living Room



## Kitchen/Diner



## Rear Lobby

## Laundry Room

## Externally



The rear garden is thoughtfully designed with tiered perennial, fruit, and vegetable beds, accessed via steps, and a path meanders through a small wild garden leading directly to the riverbank. To the side, steps rise past a wood shed to the front garden, which is primarily laid to lawn with mature floral borders and a striking Black Poplar tree.

Additional features include a chipped driveway, garden shed, and an upper decking area ideal for enjoying the tranquil surroundings.

## Utilities & Services

Heating Source: Oil Central Heating

Services:

Electric: Mains

Water: Mains

Drainage: Cesspit

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

What3Words: ///ogre.charted.shallower

## 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.

## Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 13mbps download and

Ultrafast 220mbps upload and 1800mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

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.

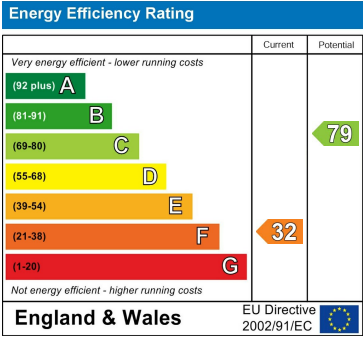
Floor Plan



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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