

## Maes Y Bryn , Brynberian, SA41 3TQ

**£345,000**

Nestled at the foot of the Preseli Hills near the village of Brynberian in the heart of the Pembrokeshire Coast National Park this charming, detached bungalow offers a delightful blend of comfort and natural beauty. With three well-proportioned bedrooms, this property is perfect for families or those seeking a peaceful retreat.

Set within an impressive 1.65 acres of lush gardens and enchanting woodland, the bungalow provides a serene environment, ideal for enjoying the great outdoors. A gentle stream meanders through the grounds, adding to the tranquil atmosphere and offering a perfect spot for relaxation or contemplation.

Brynberian is known for its stunning landscapes and friendly community, making it an excellent choice for those looking to escape the hustle and bustle of city life. The surrounding area offers a variety of outdoor activities, from walking and cycling to exploring the nearby countryside.

This property presents a unique opportunity to own a slice of rural paradise, where you can create lasting memories in a beautiful setting. Whether you are looking to settle down or seeking a holiday home, this bungalow is sure to impress. Do not miss the chance to make this idyllic retreat your own.



## Canopy Porch



Door to:

## Living Room



Dual aspect windows, coal effect fire, door to:

## Bedroom

Dual aspect windows, radiator, storage cupboard.

## Study/Dining Room

Window to the side, airing cupboard. Door to:

## Bedroom



Window, cupboard, radiator.

## Kitchen



Having a range of wall and base units with sink, electric cooker, oil fire Rayburn, void and plumbing for dishwasher, space for fridge freezer, central island, space for dining table, window. Door to:

## Bedroom



Radiator, window.

## Utility



Void and plumbing for washing machine, radiator, doors to:

## Family Bathroom



Panel bath with electric shower over, vanity unit with hand wash basin, low flush w.c. Heated towel rail, window, tiled walls.

## Conservatory



uPVC construction with double glazed windows and polycarbonate roof.

## Rear Lobby



Door to the outside.

## Externally

The property is approached via a driveway providing parking and a turning area, there are lawned gardens with mature shrubs and bushes. The gardens extend to the rear with further lawns and mature shrubs. The grounds extend to 1.65 acres or thereabouts and beyond the gardens are delightful woodlands with pathways and seating areas overlooking the stream.

## Utilities & Services

Please note that part of the property is non-standard construction and it may be difficult to obtain a mortgage.

Heating Source: Oil Fired Central Heating

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council & Pembrokeshire Coast National Park

Council Tax: Band E

What3Words: ///crisp.snoozing.dish

## 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 17mbps 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 mobile coverage

EE - Variable (outdoor only)

Three - Good (outdoor only)

O2 - Good (outdoor only)

Vodafone. - Variable (outdoor only)

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.



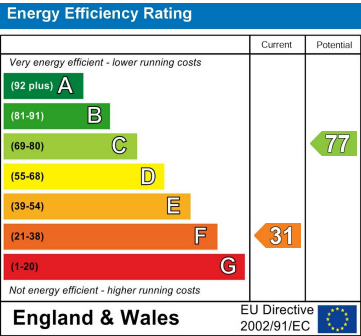
Floor Plan



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.