



Llwynceilyn , Glanrhyd, SA43 3PA

**£399,950**

A recently modernised, deceptively spacious three bedroom detached bungalow, situated with approximately 1.6 acres of grounds, benefitting from a good sized workshop which is currently utilised as a stable, along with a lean-to store. The accommodation comprises; Entrance Hall, Living Room, Spacious Kitchen, Utility Room, Dining Room, Conservatory, Three Bedrooms and a Large Bathroom.



Accommodation comprises:-

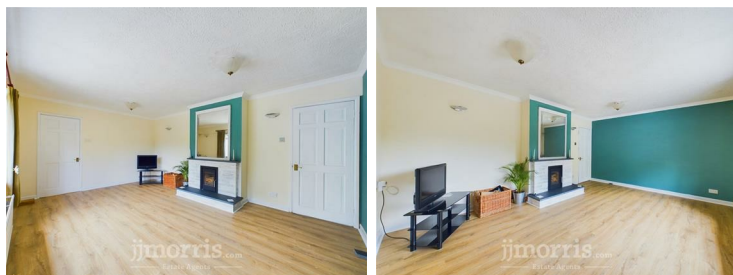
Hardwood entrance door with frosted glass and matching side panel, opens to:-

### Hallway



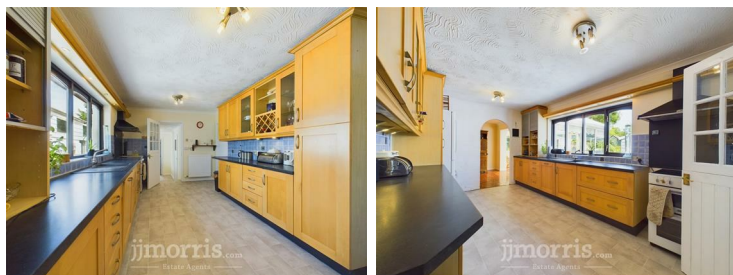
Wood effect flooring, window to the side, two large storage cupboards, radiator, door leading to:-

### Living Room



Brick fireplace with inset wood burning stove, double glazed window to the front, radiator, opening to:-

### Kitchen



Having a range of wall and base units with complimentary work surface over, sink unit with drainer and mixer tap, space for electric cooker with wall mounted splashback and extractor fan over, integrated dishwasher, space for fridge/freezer, double glazed window to the rear, under cabinet lighting, wooden stable door leading to:-

### Utility Room



Wooden door to the rear, worktop surface with void and

plumbing for washing machine and space for drier below, wall mounted LPG boiler, radiator, door to the garage. Door to:-

### Cloakroom/WC



Low flush WC, pedestal hand wash basin with tiled splashback, window to the side.

### Dining Room



Parquet flooring, radiator, opening to:-

### Conservatory



Upvc double glazed windows to three sides, Upvc French doors leading to the garden, parquet flooring, radiator, Upvc glazed door to the side.

### Bedroom One

Double glazed window to the rear, radiator.

### Bedroom Two



Double glazed to the side, radiator.

### Bedroom Three



Double glazed window to the side, radiator.

### Bathroom



A spacious room with a four piece suite comprising; corner bath, walk-in shower cubicle with drying area, low flush WC with concealed cistern and cupboard, hand wash basin set on a large vanity unit with numerous cupboards, drawers and shelving, wall mounted mirror with spotlights, tile effect flooring, tiled walls, frosted window to the rear.

### Externally



The property is accessed via a gravel driveway which provides ample off-road parking and turning area. There is a large lawned front garden with mature shrubs and trees. Side access leads to the rear of the property where there is a good sized paddock of around 1.30 acres. Immediately to the rear of the property there is a good sized garden and patio area with an ornamental pond.

### Detached Workshop

Accessed via a large roller door from the rear or side pedestrian access, having power, lighting and windows, leading to a lean-to workshop with power and lighting.

### Utilities & Services

Heating Source: LPG central heating system

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What Three Words: ///sweated.ombudsman.wound

### 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 standard broadband available, with speeds up to 0.3mbps upload and 2mbps 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 - Likely & Data - Limited  
Vodafone. Voice - Likely & Data - Limited

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.



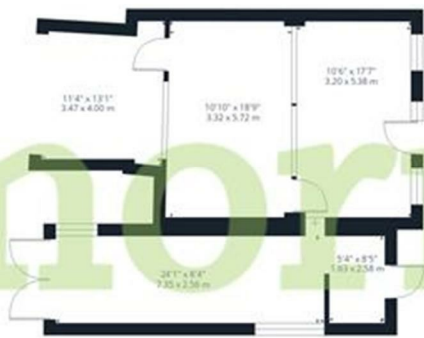




Floor Plan



Floor 0 Building 1



Floor 0 Building 2

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		57
(39-54) E	32	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.