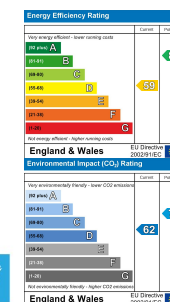




### Rhyd, Llanfyrnach, Pembrokeshire, SA35 0BZ

- 4 Bedroom Detached Home
- Extended & Refurbished
- Modern Bathroom & W/C
- Enclosed Rear Garden & Patio Area
- Oil Central Heating
- Centre Of Llanfyrnach Village
- Kitchen / Diner
- Living Room
- Detached Outbuilding / Gym & Yoga Room
- Energy Rating: D



### Offers In The Region Of £325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Pembrokeshire County Council

Ref:LW/LW/05/24/OK\_LW

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WVProPs  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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**The Agent that goes the Extra Mile**







Don't miss this opportunity to purchase a well presented, detached house situated in the rural village of Llanfyrnach in North Pembrokeshire. Extended by the present owners, this home boasts four bedrooms including one conveniently situated on the ground floor, a rear garden and a useful detached outbuilding that is currently used as a gym, yoga room and storage. It would make an ideal home for a growing family where they can enjoy all the benefits of a semi-rural lifestyle whilst still being near to amenities and a local community.

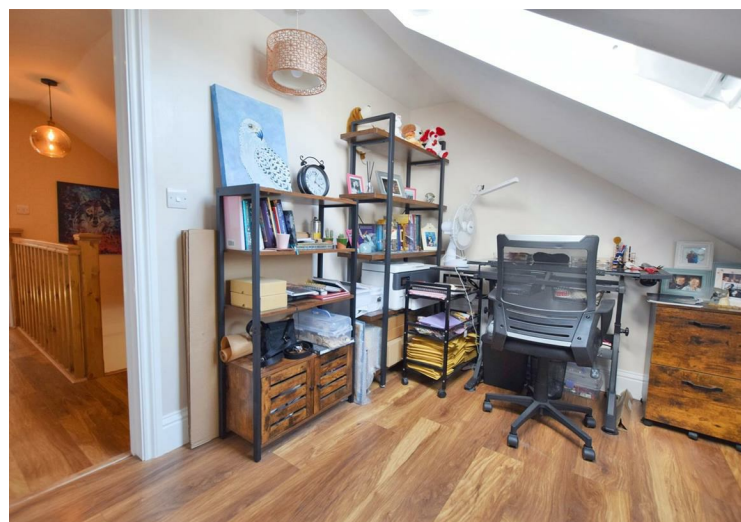


Entering via steps from the outside walkway through the front porch you will find an inviting living room with a log burner set on a slate hearth and oak mantle, there is a door to the left which leads to the hallway where the third bedroom, the downstairs W/C and practical utility room is found.

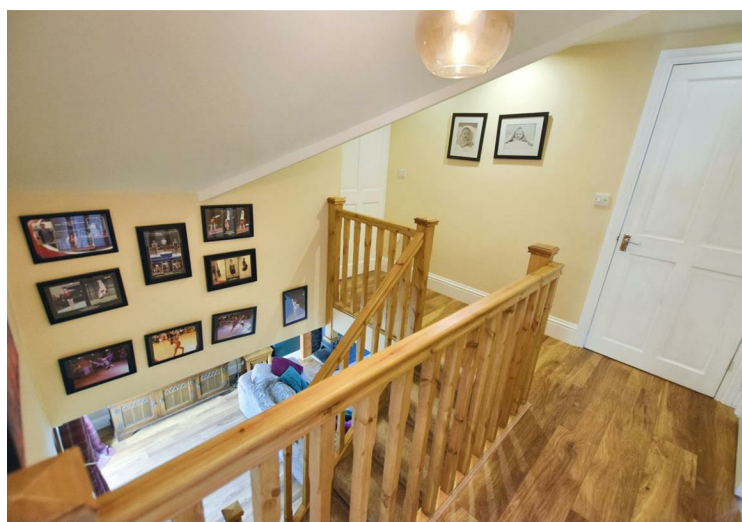
Towards the end of this internal hallway is the kitchen which also doubles up as a dining room with enough space for a 6 or 8 person dining table and even space for an ad-hoc lounge area with settees. There are matching wall and base units and a wrap around work top with a wide breakfast bar at its centre, providing plenty of space and options for socialising.

Glazed double doors lead out to the rear gravelled area and outdoor space allowing you to seamlessly move your social gatherings outdoors.

Meanwhile upstairs, leading off of the attractive landing are the bedrooms, the smaller bedroom could be used as an office or as a children's single bedroom, while the other two bedrooms are both doubles, the master bedroom being found to the rear of the house with a window overlooking the garden. The family bathroom features both a tiled bath and shower, a tiled floor and a section for additional storage.



Externally, the house sits above the road and features a locally-made wrought iron Welsh dragon motif entrance gate. There is a pretty front garden with a variety of planted shrubs a mildly sloping side walkway uniquely edged with Welsh slate slabs, this brings you to the gravelled area behind the kitchen via another iron gate. The rear garden is fully enclosed with a further raised patio area and lawn, perfect for pet owners. One of the standout features is the purpose built outbuilding, which has a yoga room a gym a storage room and garden storage a fantastic space offering endless possibilities for health and relaxation. Don't miss out on the opportunity to make this charming property your new home - viewing highly recommend!



### DIRECTIONS

From Cardigan, proceed on the A478 to Crymych. In the village, turn left for Hermon. When you get to the junction in Hermon, turn left and stay on this road, out of the village and into Llanfyrnach. Turn left in the village and the property is further along, after the terraced house and denoted by our For Sale board. What 3 Words Reference = [///union.elections.lend](http://union.elections.lend)

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.