

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'D' Pembrokeshire

ref: LW/AMS/12/24/OK\_LW

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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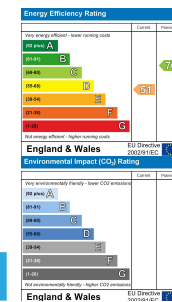


## Llwynon Eglwysrwr, Crymych, Pembrokeshire, SA41 3SN

- Detached House
- Kitchen/Dining Room
- Off -Road Parking
- Approx. 6.2 Miles To Cardigan
- Oil Central Heating
- Three Bedrooms
- Low Maintenance Garden
- Walking Distance To Schools
- Stone-Built Garage with Power
- EPC Rating: E

Offers In The Region Of £250,000

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*The Agent that goes the Extra Mile*







Owned by the current proprietors family since the late 1980's we are delighted to bring to market this well presented, detached character property situated in the rural village of Eglwyswrv. Approximately 5.9 miles to the popular coastal town of Newport, and just 6 miles to the bustling market town of Cardigan. The property benefits from three bedrooms, off-road parking, and a detached stone-built garage.

The accommodation briefly comprises, an entrance porch with a door into the country-style kitchen that has a cosy dining area situated within. Here, there are fitted base units, and an oil-fired Rayburn which is truly the heart of the home creating a warm and inviting space perfect for socialising or family gatherings. There is an inner hallway, with a door to the outside, and the living room which features a Morso-Squirrel multi-fuel stove, at the end of the room are dual aspect windows, allowing natural light to flood through. The staircase leads to the first floor where there is a landing, two double bedrooms, both with fitted storage cupboards. There is a further single bedroom and a bathroom with a shower over the bath, and a useful airing cupboard. The house features character solid wood doors with inset panelling, rustic pine floorboards in the bedrooms and neutral decor creating a blank canvas for the new owner to truly make it their own!

Externally, to the side of the property there is a low maintenance and enclosed gravelled garden. There is a stone-built detached garage with power a useful space and could be converted (STPC) there is off-road parking for one or two vehicles and to the side of the garage is another space that could be used for more parking or planted out to create another garden area or further storage.

Viewing highly recommended to fully appreciate what this lovely home has to offer!



Eglwyswrv is a village located in North Pembrokeshire, and the surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within driving distance to Pembrokeshire Coast National Park, and the larger towns of Cardigan, Fishguard and Haverfordwest. The village of Crymych is approx. 4.5 miles from Eglwyswrv. The village offers amenities such as a primary and secondary school, local family run shops, cafes, take-aways, rugby club, petrol filling station, leisure centre, Spar supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains, and is within easy driving distance to Pembrokeshire Coast National Park.

### DIRECTIONS

From Cardigan, take the A478 to Eglwyswrv. Once you reach the village turn left towards Crymych, continue passed the school, and take the first right and the property will be found on your left hand side. What three words - ///hobby.measuring.headless



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