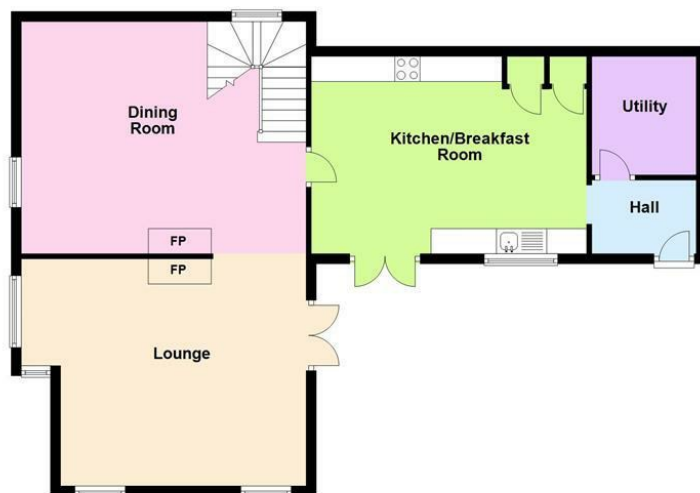


Ground Floor



First Floor

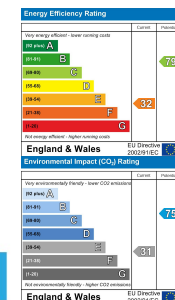


Glandwr Mill Glandwr, Whitland, Pembrokeshire, SA34 0YD

- Four Bedrooms
- Off road parking
- Character Features
- Front and Rear Garden
- Well Presented
- Two Reception Rooms
- Former Mill
- Beautiful River Views
- No Forward Chain
- Energy Rating: F

£395,000

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



GENERAL INFORMATION
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. We are advised the property has private drainage .
TAX: Band 'F' Pembrokeshire County Council
Oil Fired Central Heating
Please Be Advised That The External Photo's Attached Are From The Summer.

MPO/MPO/OK/03/24

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.

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NO FORWARD CHAIN..... An opportunity to purchase a charming, well presented and sympathetically decorated 4 bedroom former Mill in the idyllic hamlet of Glandwr, steeped in local history, the property sits alongside the river Gafel which has an array of fish and the occasional otter swimming by.

Entering the property via the first floor brings you into a spacious hallway, off which sit 4 bedrooms, 2 cupboards, a shower room and family bathroom. Stairs leading to the ground floor bring you to a formal dining room and spacious living room, doors leading out to the rear and a feature log burning fireplace, a kitchen/dining room also benefiting double doors to the rear, utility room and porch leading out to the rear of the property, offering a spacious patio and decking area overlooking the river. The rear garden benefits from tiered perennial, fruit and vegetable beds with steps for access. A path leading away from the property takes you down through a small wild garden to the water's edge. To the side of the property are steps leading up past a woodshed to the front garden which is mainly laid to lawn with floral borders and an oak tree; a chipped driveway, shed and upper decking area. Viewing of this property is highly recommended to fully appreciate what the former Mill has to offer.

Glandwr is a small, tranquil hamlet situated approximately 12 miles from the town of Narberth and 12.6 miles to the market town of Cardigan. With much to offer, Cardigan boasts a Castle, a primary and secondary school, a further education college, major supermarkets and superstores, banks, several public houses, swimming pool, leisure centre, restaurants, coffee shops and many other local retailers. Easy access from the town to many sandy beaches including Poppit Sands, Mwnt and many others each providing access to the beautiful Ceredigion Coastal Path.

Hallway

23'06 x 16'10 (max) (7.16m x 5.13m (max))

Bedroom 4

12'03 x 8'08 (3.73m x 2.64m)

W.C.

9'01 x 5'06 (2.77m x 1.68m)

Dining Room

14'06 x 11'05 (max) (4.42m x 3.48m (max))

Bedroom 1

16'05 x 12'01 (5.00m x 3.68m)

Living Room

20'09 x 14'10 (6.32m x 4.52m)

Family Bathroom

8'01 x 6'08 (2.46m x 2.03m)

Kitchen

17'11 x 14'10 (5.46m x 4.52m)

Bedroom 2

15'11 x 13'03 (max) (4.85m x 4.04m (max))

Rear Porch

6'09 x 7'09 (2.06m x 2.36m)

Bedroom 3

9'04 x 9'04 (max) (2.84m x 2.84m (max))

Utility Room

7'09 x 7'09 (2.36m x 2.36m)

DIRECTIONS



From Narberth get onto the A478 passing through Clynderwen, Llandissillio and Efailwen Continue on this road until you reach a sign post for Glandwr and turn right. Follow road to the cross roads in the village, turn left, drop down the hill, over a bridge and the mill can be found on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.