



## 9 Maes Elwyn John, Reynalton

£525,000 Freehold

Substantial Detached House • 4 Bedrooms, 3 Bathrooms, 2 Reception Rooms • Modern & Immaculate Accommodation  
• Corner Plot With Rolling Countryside Views • Detached Double Garage & Large Driveway • Ideal Family Home /  
Forever Home • Desirable Village Location







Blackbear are delighted to showcase 9 Maes Elwyn John to the open market, a large detached family home situated in the desirable village of Reynalton which offers a beautiful countryside setting and conveniently positioned near the thriving town of Narberth and popular coastal destinations such as Tenby & Saundersfoot. Enviably positioned within a quiet cul-de-sac enjoying rolling countryside views, this modern, spacious & versatile home comprises; entrance hall, lounge, kitchen dining room, utility room, 4 bedrooms, 3 bathrooms and a detached double garage- we highly recommend viewing.

The accommodation enters to a welcoming entrance hall which really sets the tone for the rest of the property with its elegant oak staircase and glass balustrade. The entrance hall houses under stairs storage and a large storage room. Leading to the right of the entrance hall you reach the spacious lounge with French doors out to the South facing garden which oozes natural light. An opening from the lounge effortlessly flows to the kitchen dining room with a modern finish and providing a wonderful social hub to the home. The utility room is accessed from an opening in the kitchen and offers an external door to the garden. The ground floor accommodation is completed by a ground floor double bedroom (bedroom 4) which could also be utilised as a play room / study and a modern shower room accessed from the entrance hall ned bedroom 4.





The gallery landing provides access to the first floor accommodation which is made up of a large master bedroom and en suite shower room, a further 2 bedrooms and a beautiful bathroom boasting free standing bath and separate shower. The property benefits from uPVC double glazing throughout and solar panels.

Situated on a corner plot in a private position with neighbouring fields to the rear and side overlooking the rolling countryside. To the fore, there is a large driveway with ample parking for multiple vehicles leading to the detached double garage and front of the property. Side access leads to the enclosed South facing rear garden which is mainly laid to lawn with a wrap around garden and large seating area providing the ideal outside space to enjoy summer afternoons and evenings.

Tenure: Freehold

Services: Mains water, electricity & drainage connected. LPG heating & solar panels

Local Authority: Pembrokeshire County Council

Council Tax: Band F

EPC Rating: B







**Entrance Hall**

**Lounge**

19' 1" x 11' 11" (5.81m x 3.64m)

**Kitchen Dining Room**

20' 3" x 9' 10" (6.16m x 2.99m)

**Utility Room**

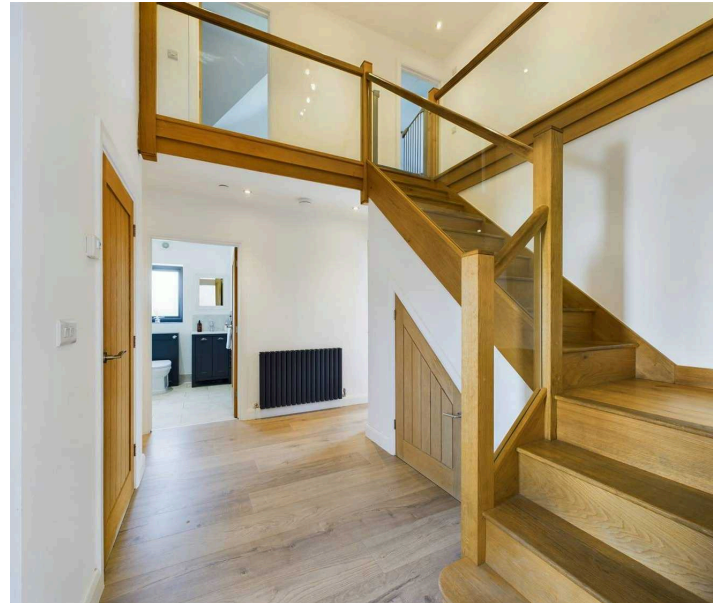
7' 7" x 5' 7" (2.32m x 1.69m)

**Bedroom 4**

15' 4" x 9' 4" (4.67m x 2.84m)

**Shower Room**

7' 9" x 6' 6" (2.37m x 1.97m)





## First Floor Landing

### Bedroom 1

19' 0" x 12' 1" (5.79m x 3.69m)

### En Suite (Bedroom 1)

9' 9" x 6' 11" (2.98m x 2.10m)

### Bedroom 2

15' 5" x 9' 5" (4.69m x 2.88m)

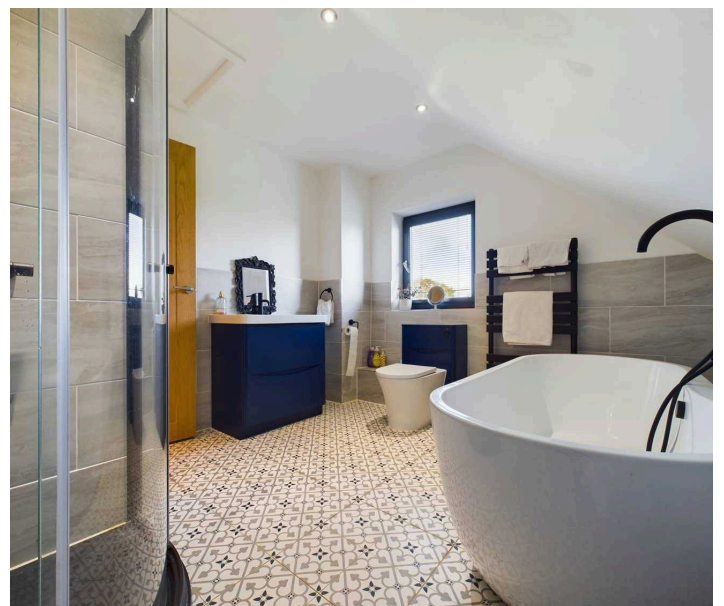
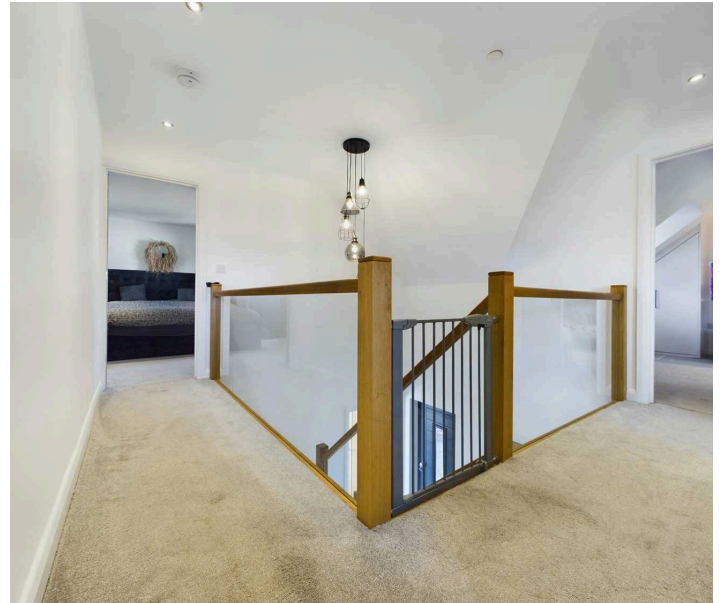
### Bedroom 3

12' 5" x 8' 0" (3.78m x 2.43m)

### Bathroom

10' 4" x 9' 7" (3.14m x 2.92m)

### Detached Double Garage



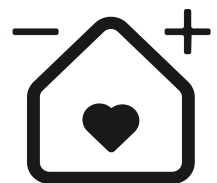
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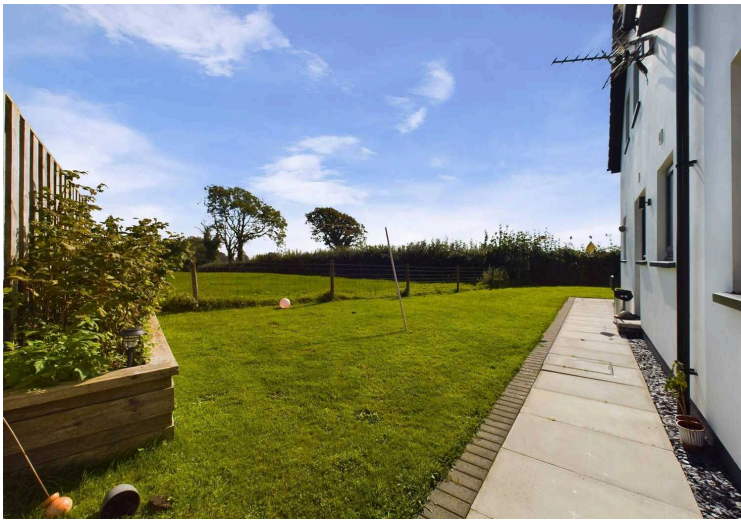
## GARDEN

Situated on a corner plot in a private position with neighbouring fields to the rear and side overlooking the rolling countryside. To the fore, there is a large driveway with ample parking for multiple vehicles leading to the detached double garage and front of the property. Side access leads to the enclosed South facing rear garden which is mainly laid to lawn with a wrap around garden and large seating area providing the ideal outside space to enjoy summer afternoons and evenings.



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1504.58 ft<sup>2</sup>

Reduced headroom

85.9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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