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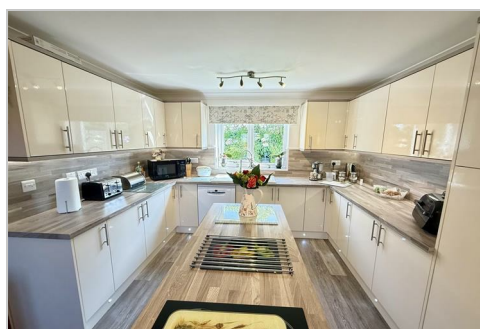
Established in 1895

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33 Llain Drigarn, Crymych, Pembrokeshire, SA41 3RF

Offers In Excess Of £380,000

A beautifully presented detached 4 double bed roomed executive styled property, together with integral garage and the benefit of Oil fired central heating. This delightful house provides tastefully presented accommodation, although being modern with many attractive features including an exposed stone chimney breast with wood burning stove. The property is nicely located in a tucked away in a corner plot within walking distance of amenities of the popular village of Crymych with the 3-19 school Preseli school campus, shops, cafe, pub etc. also being convenient to Cardigan to the North and Narberth to the South.

Description



The property which we understand was completed in 2019, provides well presented accommodation with Oil fired central heating and UPVC double glazing. The property offers well proportioned rooms, with a spacious living room the feature of which is the exposed stone chimney breast and wood burner, together with two French doors to rear provide light and access to the gardens for alfresco living.

The property provides the following accommodation:

Hallway



Accessed via a composite front entrance door, feature timber affect flooring, radiator, attractive staircase, understairs storage cupboard, double doors to living room.

Cloakroom

With w.c and heated towel rail

Living room

27'5 x 13'8 (8.36m x 4.17m)



An attractive characterful room with a feature exposed stone fireplace and walling with woodburning stove inset on a tiled hearth, timber effect flooring, front picture window, two large French doors to rear leading to the rear & side garden being ideal for entertaining.

Kitchen/ Dining area

24'2 x 11'6 (7.37m x 3.51m)



Having an attractive range of contemporary style gloss finished kitchen units, with granite effect work surfaces, extensive range of storage cupboards with sink unit, central island with electric oven, ceramic hob, space for dishwasher

Dining area



With picture window

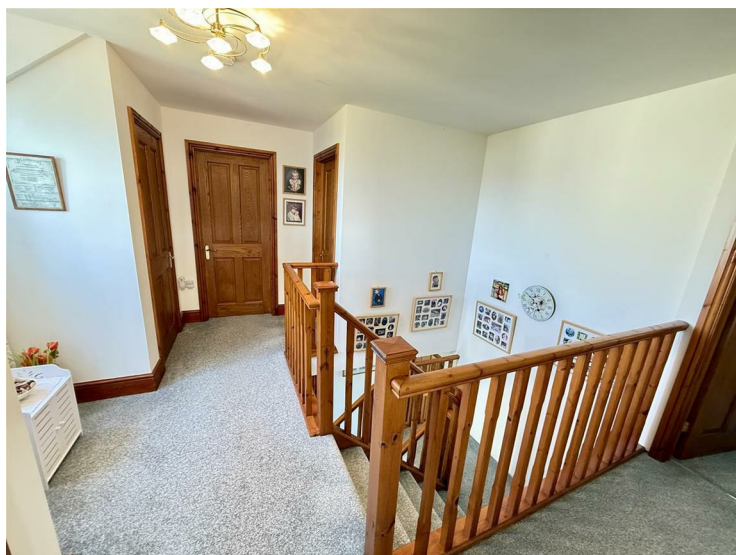
Utility room

6'5 x 7'1 (1.96m x 2.16m)



With range of fitted units incorporating single drainage sink unit, plumbing for automatic washing machine, rear entrance door

Spacious galleried landing



Front window, 2 spacious storage cupboards

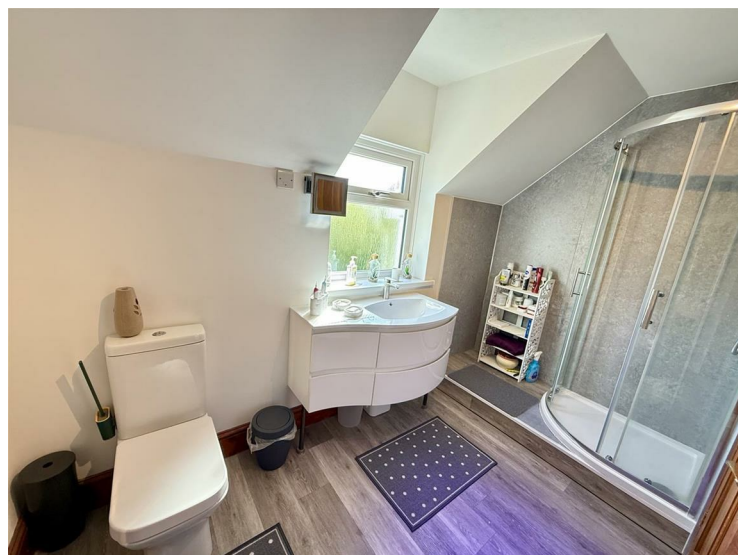
Master bedroom

13'7 x 11'6 (4.14m x 3.51m)



Rear window, built in wardrobes, door to en-suite shower room

En-Suite shower room



Having a feature curved vanity unit with wash hand basin inset, toilet, corner shower cubicle, door to airing cupboard, extractor fan, heated towel rail

Bedroom 2

13'7 x 12'11 (4.14m x 3.94m)



Front window, built in wardrobes

Bedroom 3

12'10 x 8'2 (3.91m x 2.49m)



Double aspect windows, radiator

Inner landing

Bathroom



With paneled bath having shower unit over, two wash hand basins with one set in a vanity units, toilet, rear window, extractor fan.

Bedroom 4

15'0 x 11'8 (4.57m x 3.56m)



Velux roof window, radiator

Externally



One of the attractive features of this property is it's tucked away location along an initial driveway with gated entrance, leading to a gravelled parking and turning area with further hard standing to the side, being ideal for trailer, caravan, boat etc.

The property has an useful Integral garage

Integral garage

15'3 x 15'3 (4.65m x 4.65m)

with an up and over door, side window, rear workshop area (8'10 x 8'4) housing the oil fired central heating boiler

Gardens & Grounds



The property is located in a private corner plot with further lawned area having attractive flower & shrub borders, and being safe for dogs, the storage unit will not be left but the concrete slabs will be.

Services

We are informed that the property is connected to mains water, mains electricity, mains drainage, oil fired central heating, telephone subject to BT transfer regulations, broadband available.

The EV charger will not be left at the property

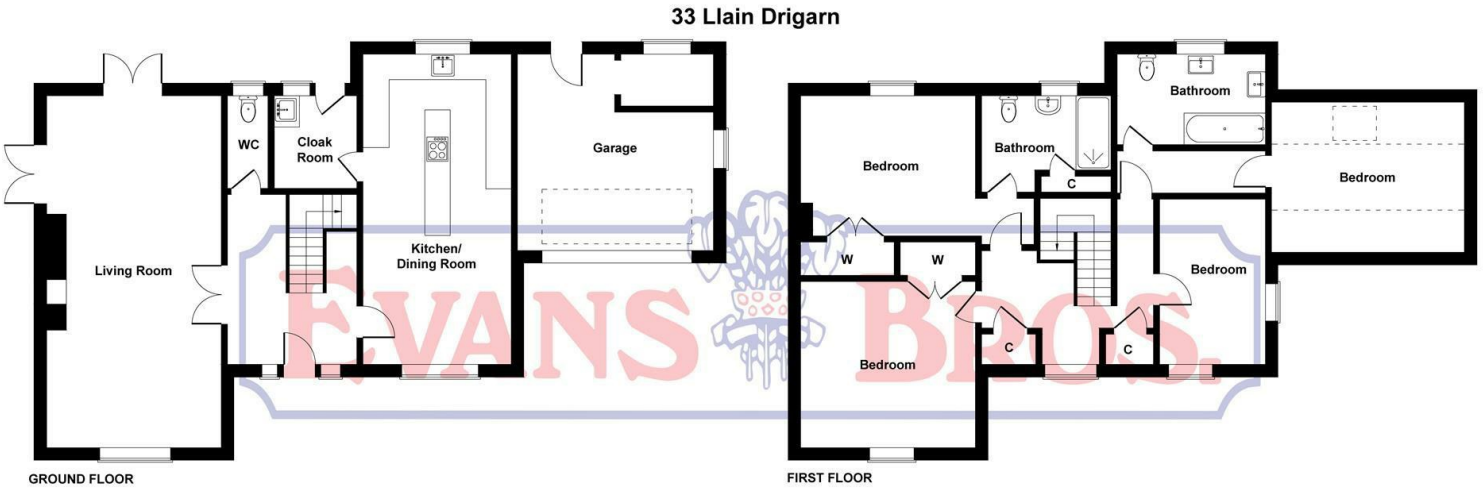
Council Tax - E

We are informed that the ammount payable per annum is £2,518

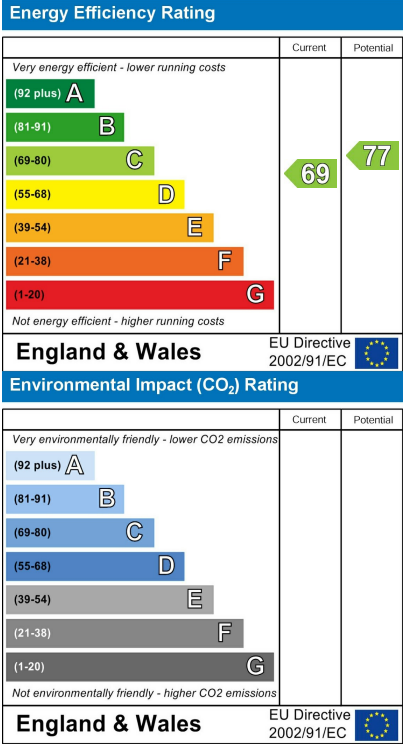
Directions



From Crymych take the road south turning right and then left, and turn left again on to a private graveled lane leading to number 33.



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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