



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
14 Offices Across South Wales



**High Croft
Efailwen
Clynderwen
SA66 7UX**

Offers In Region Of **£300,000**



- Spacious Modern Detached 3 Bed (En Suite) Bungalow
- Popular Semi Rural Location Close To Preseli Hills
- Superbly appointed Luxurious Accommodation
- Efficient Low Energy Costs & Solar Panels
- Impressive Open Plan Kitchen/Diner/Living
- Spacious Lounge & Wood Burner Stove
- Large Forecourt Providing Car Parking & Integral Garage
- Beautifully Presented Gardens Ideal For Family Entertaining
- Located Within Lovely Pembrokeshire National Park
- Viewing Highly Recommended To Fully Appreciate

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

EPC Rating: B86

General Description

A superb modern detached 3 bedroom (en suite) bungalow located within the quiet village of Efailwen within the County of Pembrokeshire. The property affords luxurious modern and most spacious family sized accommodation being in pristine condition ready for immediate occupation. Outside there are beautifully presented grounds and gardens with large forecourt providing excellent car parking, integral garage with enclosed mature rear garden including seating/patio areas ideal for family entertaining.

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Professional Services
Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Efailwen, Clynderwen, Carmarthenshire.

Property Description

A luxurious well presented detached bungalow completed to a high standard throughout offering exceptionally presented well proportioned family sized accommodation. The property was completed back in 2016 benefiting from oil fired central heating, double glazed windows and solar roof panels. The accommodation provides hallway leading to spacious living room with wood burning stove, impressive open plan kitchen/dining/living area leading out to patio area, utility room leading to integral garage, 3 double bedrooms one with en suite facility and family bathroom.

Outside there are level nicely presented grounds and gardens with large forecourt providing good car parking/turning area, garden gates leading to enclosed rear mature garden laid to lawned areas, attractive patio/seating areas ideal for family entertaining, shrubbery all enclosed within timber fencing creating privacy.

The village of Efailwen has primary school and cafe, with petrol station, post office and a well stocked Spar only a minute up the road.

The village of Crymych some 6 miles away with secondary school and basic amenities. The towns of Narberth, Cardigan, Carmarthen and Haverfordwest are within easy travelling distance with the lovely Preseli Hills within close proximity within the Pembrokeshire National Park with lovely scenic walks.

Entrance Hall

Double glazed front entrance door with frosted side screen, radiator, built in airing cupboard, access to loft space, wood laminate flooring, doors to:

Living Room (17' 08" x 12' 09") or (5.38m x 3.89m)

Timber effect laminate flooring, window to front, radiator, log burner stove.

Kitchen/living/dining room (21' 02" x 20' 06") or (6.45m x 6.25m)

Fitted range of modern base and wall units with work surfaces and breakfast bar, One and a half bowl sink unit, eye level double oven, electric hob with extractor hood, integrated fridge freezer and dish washer, tiled splash backs, double glazed window to rear garden, wood laminate flooring, door to utility. Open-plan dining and lounge area with electric fireplace, radiator, double glazed windows and external double glazed french doors to rear garden/patio.

Utility (10' 02" x 6' 06") or (3.10m x 1.98m)

Fitted modern storage cupboards, work surfaces, single drainer sink unit, plumbing for washing machine, radiator, double glazed door to garden, door to:

Integral Garage (17' 04" x 9' 05") or (5.28m x 2.87m)

Up and over sliding door, double glazed window to side, modern Worcester oil fired boiler (installed January 2023 with 7 year warranty) serving the domestic hot water and central heating systems.

Efailwen, Clynderwen, Carmarthenshire.

Bedroom 1 (12' 08" x 10' 09") or (3.86m x 3.28m)

Double glazed window to rear, radiator, door to:

En-Suite Shower Room (4' 11" x 6' 11") or (1.50m x 2.11m)

Comprising a corner shower cubicle, WC, pedestal wash hand basin, part tiled walls, frosted double glazed window, wall mirror with lighting.

Bedroom 2 (10' 09" x 9' 10") or (3.28m x 3.00m)

Double glazed window to front, radiator.

Bedroom 3 (9' 10" x 9' 10") or (3.00m x 3.00m)

Double glazed window to front, radiator.

Bathroom (10' 09" x 6' 01") or (3.28m x 1.85m)

Modern suite comprising curved bath and double shower over and screen, WC, pedestal wash hand basin, tiled walling and floor, radiator.

Outside

The property is set on a good sized level plot comprising of nicely presented landscaped grounds and gardens. Large tarmac forecourt to front providing excellent car parking/turning area leading to garage, small lawned area with decorative stone and mature hedging creating privacy. Side access garden gates leading to beautifully presented rear garden laid to lawned areas, enclosed patio/seating areas ideal for family entertaining and parties, shrubbery with decorative stone patio area to relax and enjoy, enclosed within timber fencing again creating privacy.

Broadband and Mobile phone

Broadband is available in the vicinity. Mobile phone signal varies depending on network, please contact your network provider for further details.

Services

Mains electricity, mains water, private drainage, oil central heating, solar panels.

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed on the main A40 trunk road and continue on for approx 14 miles until arriving at Narberth roundabout. Take the last exit onto the Cardigan road and continue on for another 6 miles passing through Clunderwen until arriving at Efailwen. The property can be found further along on the right.

