

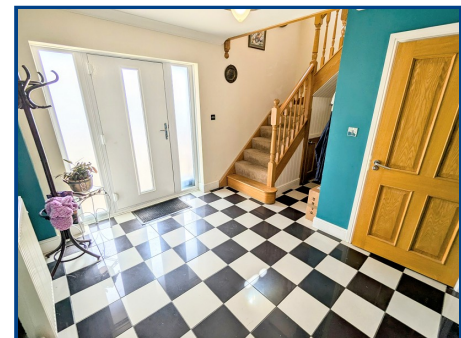
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Beeches Clynderwen Pembrokeshire.

Offers In Region Of **£495,000**



- Modern Detached 5 Bed (2 En Suite) Family Home
- Popular Picturesque Semi Rural Village Location
- Executive Type Property Ideal For Large Families
- Ground Floor - Hall, WC, 4 Reception Rooms, Utility,
- First/Second Floors - 5 Bedrooms & 3 Bathrooms
- Good Sized Mature Landscaped Gardens To Relax & Enjoy
- Large Paved Forecourt Providing Ample Car Parking
- Delightful Country Views Enjoyed
- Only 10 Minutes Drive From Narberth
- ** VIEWING HIGHLY ADVISED TO FULLY APPRECIATE**



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

Important notice

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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.

General Description

**** A SUPERIOR MODERN DETACHED 5 BED (2 EN SUITE) EXECUTIVE HOME SET ON A LARGE PLOT WITHIN THE POPULAR VILLAGE OF CLYNDERWEN & CLOSE PROXIMITY TO PEMBROKESHIRE COASTAL PARK**** - The property offers huge residential appeal being ideal for growing families or professionals arranged on 3 floors, offering spacious well appointed family sized accommodation with conservatory. Outside there are spacious mature landscaped gardens for relaxing with large paved forecourt providing ample car parking area.

EPC Rating: C69

Tel: **01267 230 645**

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Beeches, Clynderwen, Pembrokeshire.

Property Description

A superb opportunity of acquiring an impressive detached modern residence pleasantly and conveniently located within the popular village of Clynderwen, being only 10 minutes drive from the popular town of Narberth.

The property which is individually designed offers spacious well presented family sized accommodation ideal for large families or professionals arranged on 3 floors, which provides spacious entrance hall, WC, large 30' long living room, dining room, modern fitted kitchen and conservatory, home office/workroom ideal for teenager's independence. First floor provides spacious landing area with 3 bedrooms, Jack and Jill's bathroom, large Master bedroom leading through to dressing room and luxury en suite shower room.

The property benefits from a good sized plot with a good sized paved forecourt providing ample car parking area. Mature level landscaped gardens to rear being an ideal place to relax and enjoy with spacious lawned area, shrubbery, paved patio area being all enclosed to the rear ideal for children and dogs with secure garden gates either side.

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 (15' 06" Max x 10' 08") or (4.72m Max x 3.25m)

Front entrance door, radiator, tiled flooring, stairs to first floor, under stair cupboard, doors to:

Separate WC (6' 02" x 4' 03") or (1.88m x 1.30m)

WC and wash basin, tiled flooring, radiator.

Living Room (30' 03" x 14' 04") or (9.22m x 4.37m)

Most spacious family room with timber flooring, 2 radiators, fireplace with wood burner stove, double doors to:

Conservatory (11' 06" x 11' 00") or (3.51m x 3.35m)

Tiled flooring, French doors to rear garden, radiator, Velux style window, access to:

Kitchen/ dining room (24' 06" x 15' 04") or (7.47m x 4.67m)

Most spacious open plan style area with a fitted range of base and wall cupboards with sink unit, double aspect windows, built in eye level electric oven, ceramic hob with hood over, fridge space, radiator, tiled flooring, centre island, connecting door to hallway, door to:

Utility Room (10' 09" x 4' 09") or (3.28m x 1.45m)

Fitted base cupboards with sink unit, plumbing for washing machine, tiled flooring, rear exterior door, door to:

Reception Room. (18' 10" x 10' 10") or (5.74m x 3.30m)

Former garage now having been converted to spacious living accommodation ideally suited as home office, workroom, small gym or teenager's independence. French doors to front forecourt, tiled flooring, radiator, connecting door to hallway.

First Floor Landing (15' 05" x 12' 02") or (4.70m x 3.71m)

Two windows to front with lovely views, radiator, stairs to second floor, doors to:

Bedroom 1 (18' 03" x 12' 03") or (5.56m x 3.73m)

Range of fitted wardrobes, radiator, timber effect flooring, window to front with lovely views, door to dressing room with radiator and door to:

En-Suite Bathroom (8' 08" x 7' 07") or (2.64m x 2.31m)

Modern suite comprising fully tiled shower cubicle, corner bath, WC and wash basin, laminate flooring, heated towel rail, half tiled walls.

Bedroom 2 (15' 09" x 10' 08") or (4.80m x 3.25m)

Double aspect windows with lovely views, radiator.

Bedroom 3 (17' 10" x 11' 10") or (5.44m x 3.61m)

Window to rear with lovely views, radiator, door to:

Jack & Jill Bathroom (11' 05" x 8' 08") or (3.48m x 2.64m)

Modern suite comprising bath, WC and vanity unit with wash basin, fully tiled shower cubicle, heated towel rail, laminate flooring.

Second Floor Landing

Doors to:

Bedroom 4 (14' 07" x 10' 04") or (4.45m x 3.15m)

Velux style window to rear, radiator.

Bedroom 5 (14' 07" x 14' 04") or (4.45m x 4.37m)

Velux style window to rear, radiator, under eaves storage space.

Shower Room (6' 08" x 6' 05") or (2.03m x 1.96m)

Modern suite comprising fully tiled shower cubicle, WC, wash basin, tiled flooring, Velux style window, heated towel rail.

Outside

Good sized level plot with pillared entrance leading to large walled in paved forecourt providing excellent car parking facilities. Pathways to side leading to spacious enclosed rear garden laid to lawn with shrubbery, trees, paved patio area to relax and enjoy, mature hedging creating privacy, with log store.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast broadband is available in the vicinity. Please contact you network provider for further detailed information.

Services

Mains electricity, mains water and drainage, oil fired central heating and double glazing.

Tenure

Freehold

Council Tax

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Directions

From Carmarthen proceed West on the main A40 dual carriageway and carry on for 10 miles until arriving at St Clears roundabout. Take the second exit for Whitland/Haverfordwest and continue along for approx. 10 miles until arriving at the new Penblewin roundabout. Take the last exit signposted Cardigan and continue on for approx. 2 miles until arriving at Clynderwen. Proceed through the village, and on leaving the property will be found further along on the left just after the village hall.

