



Ty Ni , Cilgerran, SA43 2SN

**£450,000**

A highly appointed and extremely versatile Five Bedroom Dormer House with accommodation comprising: Hall, Living Room, 'L' Shaped Kitchen/Diner, Laundry Room, Study, Dining/Sitting Room, Ground Floor Bedroom and Wet Room. To the first floor there is a Master Bedroom with Dressing Room, Three Further Bedrooms, Family Bathroom and Boiler Room.

The property was designed by the current owners and provides highly appointed, spacious fittings with under floor heating throughout, solar panels and an air source heat pump which means the property has an energy performance rating of A.

Upvc glazed entrance door to:-

### Entrance Hall

Stairs rising off to first floor, covered ceiling, doors to:-

### Living Room 20'1 x 13'5 (6.12m x 4.09m)



Dual aspect Upvc double glazed window, wall light points, covered ceiling.

### L-Shaped Kitchen/Breakfast Room 21 x 14'9 (6.40m x 4.50m)



Having a range of wall and base units, worktop surfaces, 1.5 stainless steel sink and drainer unit, range style cooker with decorative glazed splashback and extractor fan over, integrated fridge and freezer, tiled splashback, three Upvc double glazed windows, Upvc double glazed door to the rear, wood effect flooring, understairs cupboard.

### Laundry Room 6'11 x 3'11 (2.11m x 1.19m)

Upvc double glazed window to the side, void and plumbing for washing machine.

### Study 13'7 x 7'1 (4.14m x 2.16m)



Upvc double glazed window to the side, wood effect flooring.

### Sitting/Dining Room 14'9 x 14'4 (4.50m x 4.37m)



Dual aspect Upvc double glazed windows to the rear and side, wall light points.

Returning to the hall, doors lead to:-

### Bedroom 13'5 x 8'9 (4.09m x 2.67m)



Upvc double glazed window to front, built-in wardrobe.

### Wet Room 5'9 x 4'11 (1.75m x 1.50m)



Low flush WC, wall mounted basin, wet room shower with folding screen, fully tiled walls and flooring, Upvc double glazed window, shaver point, extractor fan.

## FIRST FLOOR

### Landing

Loft access, airing cupboard, doors to:-

### Bedroom One 14'4 x 13'8 (4.37m x 4.17m)



Large room with dual aspect Upvc double glazed window with countryside views to the rear, door to:-

### Dressing Room 13'8 x 6'8 (4.17m x 2.03m)



May provide possibility for an ensuite, with Velux roof window.

### Bedroom Two 18'10 x 10'7 (5.74m x 3.23m)



Two Upvc double glazed windows to the rear enjoying countryside views.

### Bedroom Three 11 x 10'6 (3.35m x 3.20m)



Velux roof window.

### Bedroom Four 7'2 x 7'6 (2.18m x 2.29m)

Velux roof window.

### Family Bathroom 9'2 x 6'1 (2.79m x 1.85m)



Large walk in shower enclosure with mains fed shower, pedestal hand wash basin, low flush wc, tiled walls and flooring, shaver socket, frosted double glazed window.

### Boiler Room 9'2 x 8'11 (2.79m x 2.72m)

Housing hot water cylinder, underfloor heating manifold and solar panel controls.

### Externally



Tarmac drive providing off road parking and turning area paved pathway, sloped entrance to the front. To the rear the garden has been designed with ease of maintenance in mind.

### Services, etc.

Services - Mains electricity, water and drainage. Air source heat pump. Under floor heating throughout.

Local Authority - Pembrokeshire County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion

What3Words - ///teaches.incurring.courage

# Floor Plan



Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		97	97
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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