



Brynceiros , Tegryn, SA35 0BE

£240,000

A Two/Three Bedroom Detached Bungalow enjoying far reaching countryside views situated within the rural village of Tegryn. The accommodation comprises: Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Utility Room, Two Bedrooms, Sitting Room/Bedroom Three and a Family Bathroom. Externally, there are gardens to the front and rear, a detached garage, workshop and outside utility.

Situation

Tegryn is located in beautiful North Pembrokeshire, near the Preseli Hills and is surrounded by open countryside. The village has a primary school, public house and vehicle repair garage. Greater amenities are found at the larger and busy village of Crymych which has a good range of convenience shops, petrol station, pharmacy, opticians etc and has a primary & secondary schooling with an excellent leisure centre. The area is centrally positioned for easily reaching by car to the larger towns of Cardigan, Carmarthen, Fishguard and Narberth.

Canopy Porch

uPVC double glazed door to:

Hallway 10'11" x 4'5" (3.35 x 1.35)



Radiator, access to loft, built in airing cupboard housing hot water cylinder and shelving, doors to:

Living/Dining Room 15'3" x 9'6" (4.65 x 2.9)



Multi-fuel stove set in decorative surround on a slate hearth, double glazed windows to side and front, radiator, door to:

Kitchen/Breakfast Room 11'5" x 10'2" (3.48 x 3.12)



Fitted with a range of solid wood wall base units with work surfaces over, 1 1/2 drainer sink unit, built in electric oven and 4 ring hob with extractor hood over, part tiled walls and tiled flooring, double glazed window to side and internal window to rear, door to:

Utility Room 10'0" x 8'2" (3.05 x 2.5)



Double glazed window to rear enjoying fantastic far reaching countryside views with breakfast bar below, solid wood base units with work surface over, plumbing for washing machine, single drainer sink unit, double glazed window to side and external door to side, part tiled walls and tiled flooring, radiator, oil fired boiler.

Returning to the hall, doors lead to:

Bedroom One 11'8" x 10'5" (3.58 x 3.18)



Double glazed window to front, radiator.

Bathroom 8'5" x 7'2" (2.57 x 2.2)



Comprising of bath, enclosed shower cubicle, vanity unit

with wash hand basin, low flush WC, tiled walls, frosted double glazed window to rear, built in storage cupboard.

Inner Hallway 10'7" x 3'8" (3.23 x 1.14)

Built in storage cupboards, doors to:

Bedroom Two 10'5" x 7'8" (3.2 x 2.34)



Double glazed window to side, radiator

Sitting Room / Bedroom Three 12'1" x 11'6" (3.7 x 3.53)



Double glazed patio doors into rear garden boasting fantastic far reaching countryside views, double glazed window to side, radiator.

Externally



To the front of the property is a hardstanding driveway providing ample off road parking and a lovely front garden with an array of shrubs and trees. Gated access leads to the rear where there is a good size garden mainly laid to lawn with a raised patio seating area to enjoy the breath-taking views. The rear garden also enjoys a vegetable patch, a small pond and a greenhouse.

Detached Garage 18'0" x 11'1" (5.5 x 3.38)

With up and over door, power and lighting, door to:

Adjoining Workshop 11'1" x 6'6" (3.38 x 2)

With workbenches, power and lighting, pedestrian side access.

Adjoining Utility Room/Store Room 11'1" x 4'0" (3.38 x 1.22)

Power and lighting, door to side and window.

Utilities & Services

Heating Source: Oil fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///streaking.trifling.projects

Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Limited & Data - Limited

Vodafone. Voice - None & Data - None

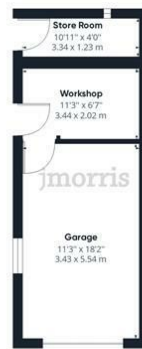
Results are predictions and not a guarantee. Actual services available may be different from results and may be

affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Floor Plan

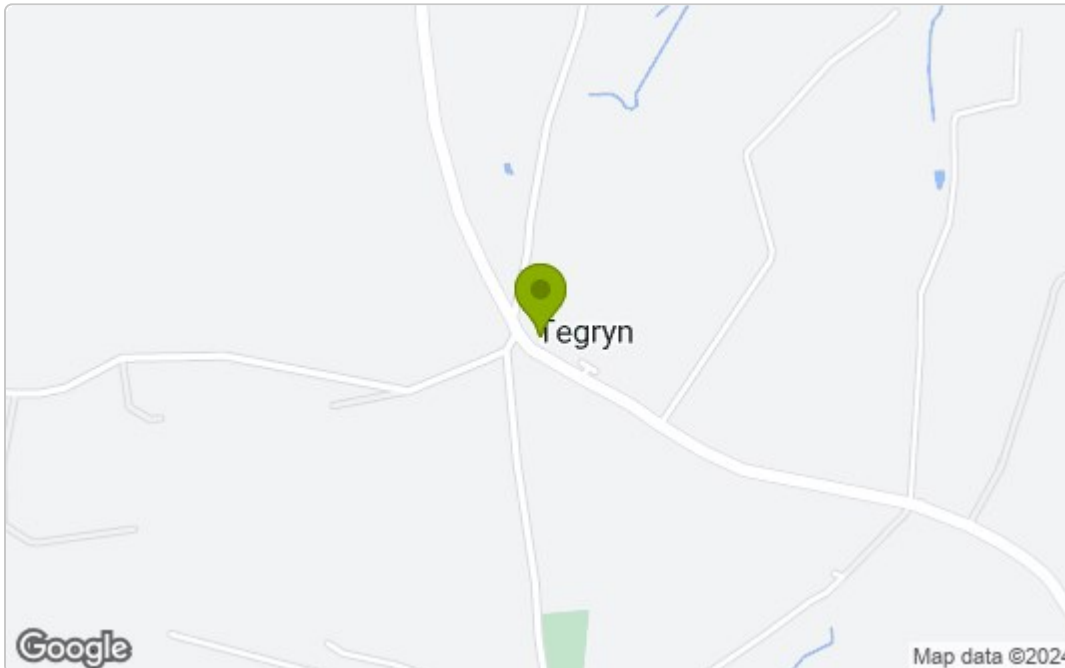


Floor 0 Building 1



Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.