



## Bryn Gwyn Farmhouse , St Dogmaels, SA43 3DS

£595,000

A Four Bedroom traditional stone farmhouse with 10 acres situated on the outskirts of the popular Pembrokeshire village of St. Dogmaels within easy reach of the main road network and just a short distance from the historic town of Cardigan.

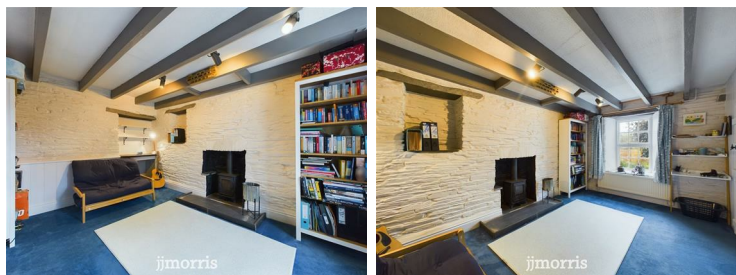
The accommodation comprises: Porch, Living Room, Sitting Room, Study, Kitchen/Diner, Utility and Side Lobby. The first floor has a Landing, Master Bedroom with Ensuite, Three Further Bedrooms and a Family Bathroom. Externally, the property has Gardens to the Front, Side and Rear with a Further 10 Acres of Land opposite the property.



### Porch

Sealed glazing panels on masonry walls, tiled floor, glazed door with side panel to:-

### Sitting Room



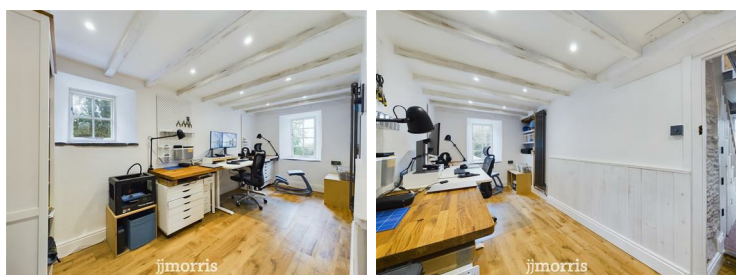
With woodburner, double panel radiator, painted stone walls, shelved recess, open beam ceiling.

### Living Room



Open beam ceiling, woodburner in inglenook, double panel radiator.

### Study/Bedroom



Dual aspect windows, wood flooring and radiator.

### Kitchen/Breakfast Room



Having a range of wall and base units with wood worktop surfaces, 1.5 bowl drainer sink unit, electric hob, cooker hood, double oven, dishwasher, tiled floor, Velux window. Recessed spotlights.

### Utility



1.5 bowl stainless steel single drainer sink unit, radiator, plumbing for washing machine, tiled floor, door to garden.

### Side Lobby

PV solar control panel, Grant oil fired boiler, louvered door storage, Velux window.

### Landing



### Bedroom



Velux window, 2 louvered wardrobes, double panel radiator.

### Ensuite Wet Room

Tiled with toilet and shower head, extractor fan.



## Bedroom



Radiator, louvered wardrobe.

## Bedroom



Radiator, painted stonework, louvered wardrobe and storage cupboards, matchboard ceiling.

## Bedroom



Sloping roof, secondary glazed dormer window to rear, storage, no radiator.

## Family Bathroom



Coloured suite of panel bath with mixer tap, close coupled toilet, pedestal wash basin, radiator, secondary glazed dormer window.

## Attached Single Garage

Up and over door.

## Externally



The property is accessed along a shared driveway, with one neighbouring property. Concreted drive, lawn to the front of the house with oil tank. Side lawn with mature trees, glasshouse, timber shed.

Accessed across the track is a field of 10 acres or thereabouts.

## Services, etc.

Services - Mains water and electricity. Private drainage. Partial oil fired central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band E

Tenure - Freehold and available with vacant possession upon completion.

What3Words - [///live.etchings.bits](https://www.what3words.com/live/etchings.bits)

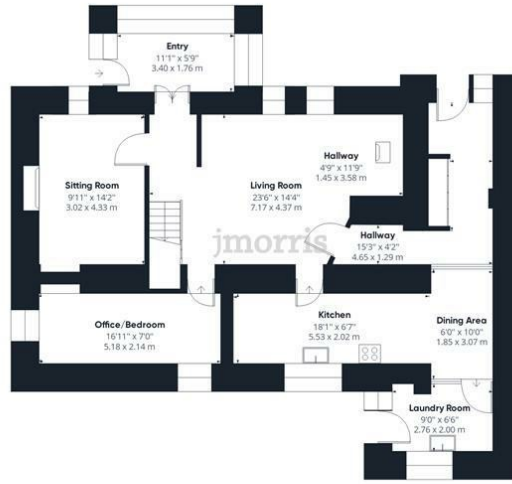








## Floor Plan

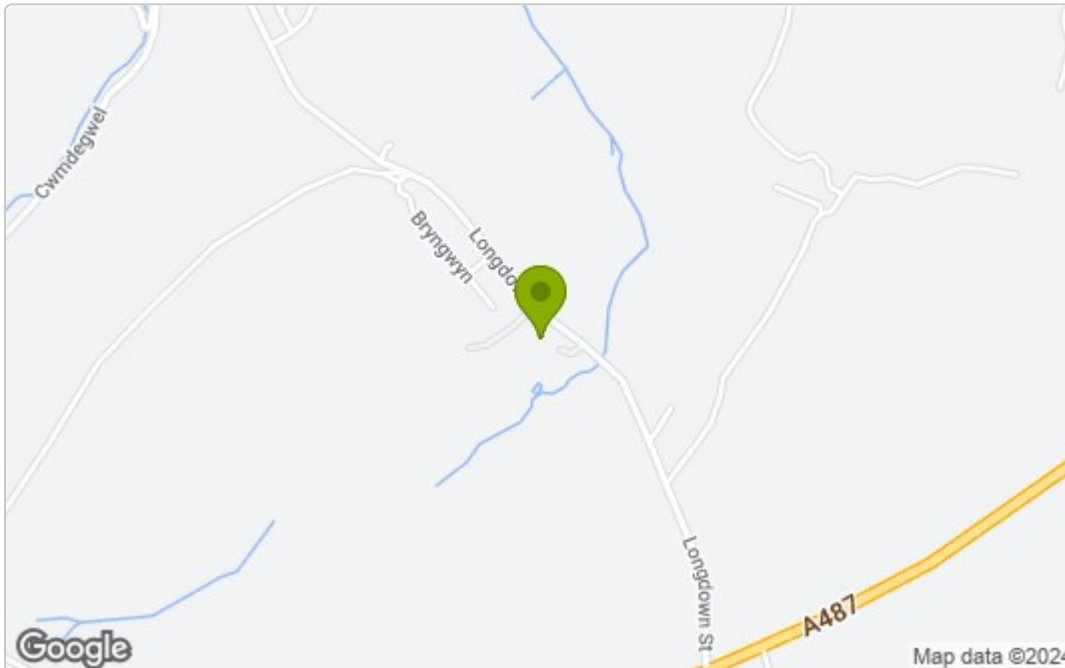


Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.

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