

Trem Yr Afon , Abercych, SA37 0HA

£359,950

A versatile, split level, five bedroom detached house with far reaching countryside views to the rear. The accommodation to the lower ground floor comprises: hall, living room, sitting room, open plan kitchen/dining/family room, utility room, bathroom and to the ground floor there is a master bedroom with ensuite shower room and 'Juliet' balcony, four further bedrooms and a shower room. Externally, the property benefits from parking to the front and well planned tiered gardens to the rear.

GROUND FLOOR

Upvc double glazed door to:-

Hall



Two Upvc double glazed windows to the front, stairs down to lower ground floor and living accommodation, radiator. Doors to:-

Master Bedroom



Sliding patio doors with Juliet balcony, radiator, recessed spotlights, Upvc double glazed window to the side. Door to:-

Ensuite



Corner shower enclosure with mains fed shower and tiled surround. Low flush WC, pedestal hand wash basin with tiled splash back, radiator, Upvc double glazed frosted window.

Bedroom One



Two Upvc double glazed windows to the front, radiator.

Inner Hall

Doors to:-

Bedroom Two



Two Upvc double glazed window to the front, radiator.

Bedroom Three



Upvc double glazed window to the rear.

Bedroom Four



Upvc double glazed window to the rear, radiator.

Shower Room



Corner shower enclosure with mains fed shower and Aqua panel walls. Low flush WC, pedestal hand wash basin, heated towel rail, Upvc double glazed window to the rear.

LOWER GROUND FLOOR

Hall



Under stairs storage area, tile effect laminate flooring, doors lead to:-

Living Room



Upvc double glazed window to the side, radiator.

Sitting Room



Upvc double glazed window to the rear, radiator.

Utility Room



Upvc double glazed door to the rear, void and plumbing for washing machine, heated towel rail.

Bathroom



Panel bath with electric shower over and screen, tiled surround, low flush WC, pedestal hand wash basin, radiator, Upvc double glazed window.

Kitchen/Diner/Family Room



Having a range of wall and base units, worktop surfaces, 1.5

bowl stainless steel sink and drainer unit, void and plumbing for dishwasher, double oven and electric hob with stainless steel splashback, space for fridge freezer, tile effect laminate flooring, Upvc sliding patio doors, radiator.

Externally



Tarmac parking area to the front, with access to the side leading to the rear garden, which has been tiered by the current owners to provide well planned and stocked borders, gravelled patio area, lawned garden, timber shed, oil storage tank.

Services, etc.

Services - Mains water and electricity. Septic tank drainage.

Oil central heating.

Local Authority - Pembrokeshire County Council

Property Classification - Band E.

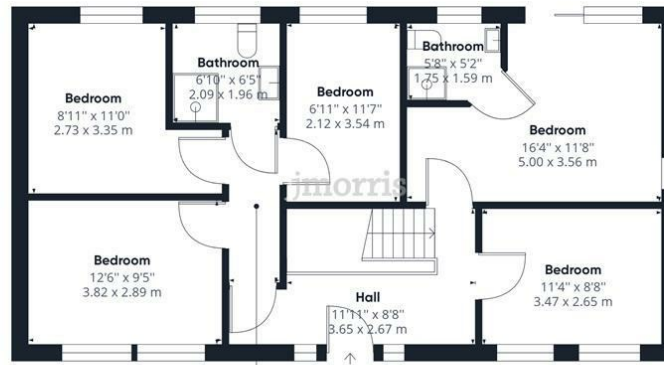
Tenure - Freehold and available with vacant possession upon completion.

What3Words - ///carpets.fetching.uncouth

Floor Plan



Floor 0

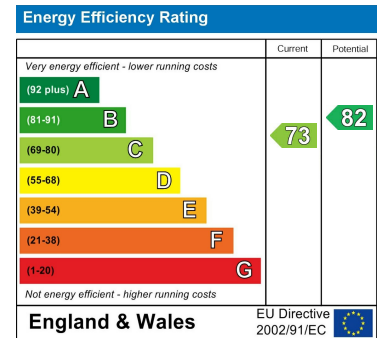


Floor 1

Area Map



Energy Efficiency Graph



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