



Ffynnonau-Gleision , Blaenffos, SA37 0JG

£595,000

A truly stunning farmhouse with around three acres are thereabouts with a range of buildings and stabling, ideal for the budding smallholder or for equestrian use. The accommodation comprises: Hall, Living Room with ingle nook fireplace, Snug, Dining Room with Rayburn and slate flooring, Kitchen, Pantry/Laundry Room, Master Suite with Dressing Room and Ensuite Shower Room, Four Further Bedrooms and a Family Bathroom. The gardens and grounds extend around the property and total about five acres and include a pond, polytunnel, summer house, range of outbuildings and stone barns, which may provide scope for conversion, subject to consent. There is also a useful 'Dutch Barn' with lean-to's and adjacent stable block.

Chartwell Green Upvc door with glazed panel to:-

Hall



Tiled floor, stairs rising off to first floor, radiator, exposed beams, doors to:-

Living Room



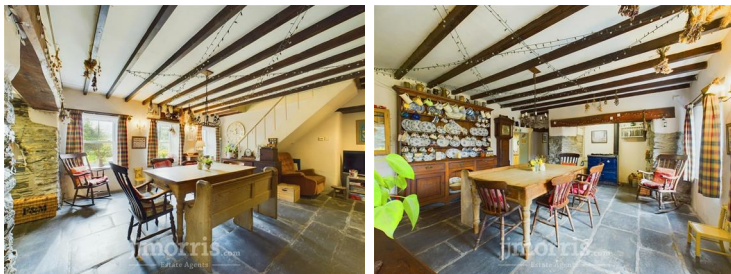
Feature Inglenook fireplace with multi-fuel log burner set on a slate hearth, exposed stonework, exposed beams, dado rail, wall lights, radiator, wood effect flooring.

Snug



Double glazed sash window, wood effect flooring, fireplace.

Dining Room



Inglenook with navy blue Rayburn Range with exposed stonework, slate shelving, slate slab flooring, three sash double glazed windows, exposed beams, stairs rising off, wall light points, radiator.

Kitchen



Having a range of wall and base units, worktop surfaces, inset single drainer sink and drainer unit with mixer tap, Rangemaster range cooker with stainless steel splashback and extractor over, inset dishwasher, exposed beams, tiled floor, radiator, dual aspect Upvc double glazed window, void for fridge, Upvc double glazed frosted door to rear.

Door to:-

Pantry



Upvc double glazed windows to the rear, wall and base cabinets, worktop surfaces, quarry tiled floor, void and plumbing for washing machine.

FIRST FLOOR

Landing



Split level landing with Upvc double glazed window to the rear, radiator, exposed beams and stonework.

Bedroom Two



Double glazed sash window to the front, wall lights, stone and slate shelf.

Bedroom Three



Double glazed sash window to the front, radiator, built-in storage cupboard.

Bedroom Four/Study

Double glazed sash window to the front, radiator.

Bedroom Five



Wood effect flooring, Upvc double glazed window, radiator.

Family Bathroom



Corner bath, low flush WC, pedestal hand wash basin, radiator, 1/2 panelled walls, Upvc double glazed window, airing cupboard with hot water cylinder and slated shelving, recess shelving unit.

Accessed from stairs rising from the Dining Area:-

Master Suite Bedroom



Double glazed sash window to the front, radiator, loft access.

Dressing Room

Double glazed sash window to the front.

Ensuite



Double walk-in shower cubicle with electric shower and panelled walls, hand wash basin with vanity unit and low flush WC with concealed cistern, tiled walls and flooring, radiator.

Externally



The property is situated in an idyllic location at the end of a farm track, shared with a neighbouring property and local farm. The gardens extend around the property and total about 5 acres and include a pond, polytunnel, summer house, range of outbuildings and stone barns, which may provide scope for conversion, subject to consent. There is also a useful 'Dutch Barn' with lean-to's and an adjacent stable block.

Utilities & Services

Heating Source: Oil central heating. Calor gas hob.

Services:

Electric: Mains

Water: Mains

Drainage: Cesspit

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

What3Word - ///limo.outlooks.opens

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 standard broadband available, with speeds up to 2mbps upload and 28mbps 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 - Yes & Data - Yes

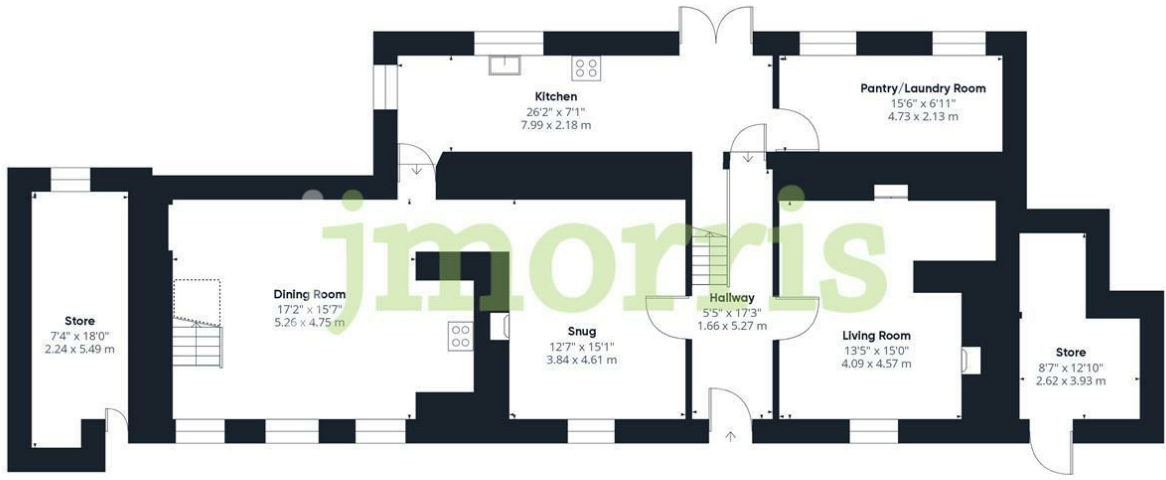
Three Voice - No & Data - No

O2 Voice - No & Data - No

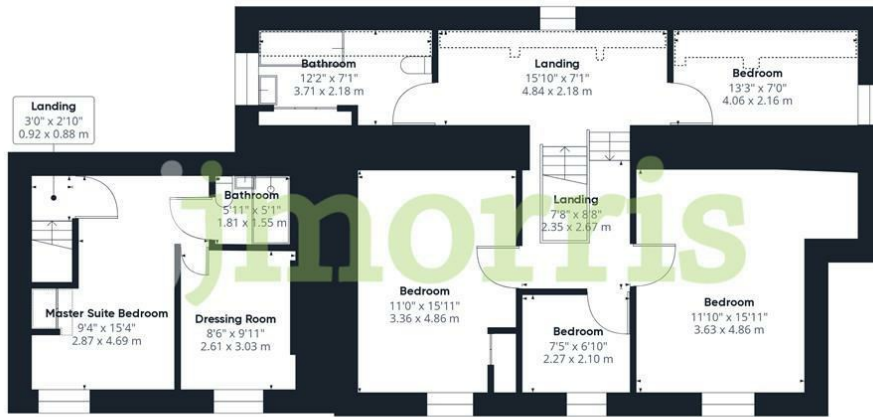
Vodafone. Voice - No & Data - No

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.

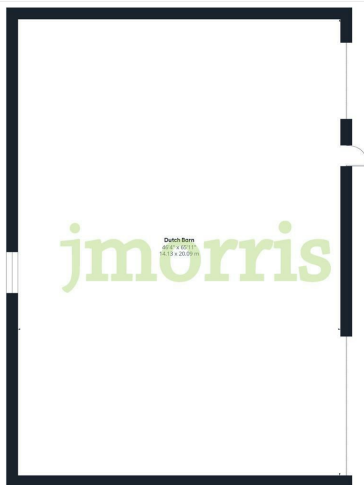




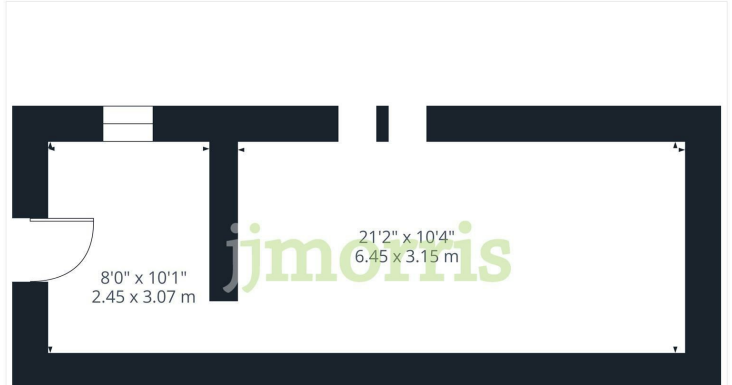
Floor 0 Building 1



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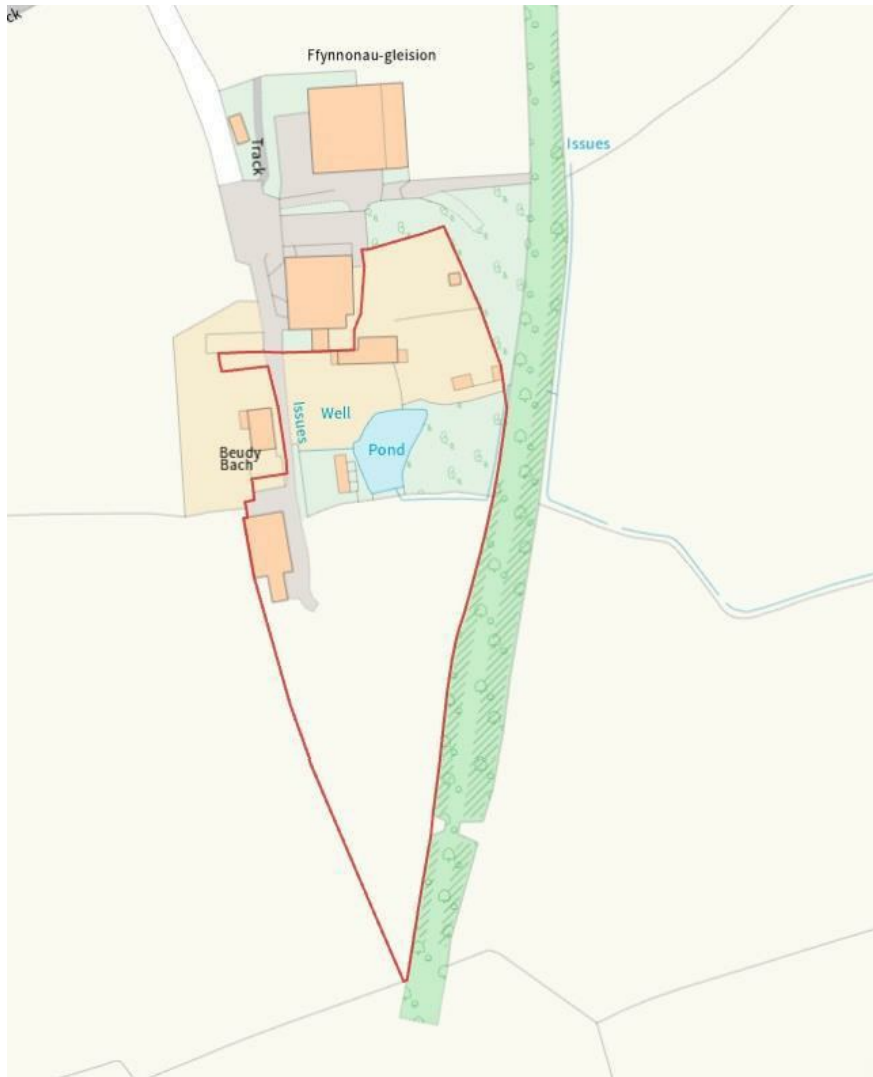


Floor 0 Building 3



Floor 0 Building 2


Land Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.

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