



Llainedlyn , Eglwysrwrw, SA41 3SF

£400,000

A Three Bedroom Stone Cottage set within 7.26 Acres or thereabouts in a rural setting at the foot of the Preseli's within the Pembrokeshire National Park, enjoying far reaching views of the surrounding countryside. The accommodation comprises: Hall, Living Room, Snug/Bedroom, Kitchen/Dining Room, Boot Room, Bathroom and Two First Floor Bedrooms. There is a useful Attached Barn with may provide scope for conversion, subject to consent. VIEWING HIGHLY RECOMMENDED.

Glazed wooden door to:-

### Hall



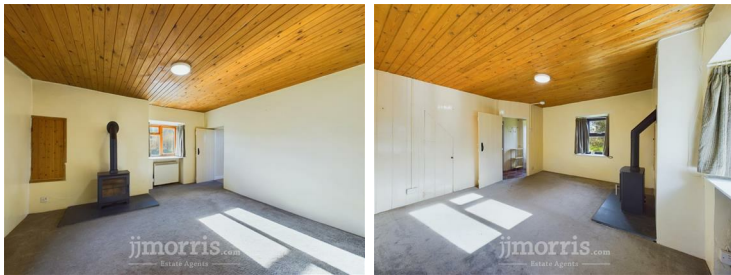
Quarry tiled floor, stairs rising off to first floor, doors to:-

### Snug/Bedroom Three



Upvc double glazed window to the front, electric storage heater, exposed beams.

### Living Room



Feature wood burning stove set on slate hearth, Upvc double glazed window to the front, wooden double glazed window to the side, electric storage heater, under stair cupboard. Doors to:-

### Kitchen/Dining Room



Base cabinets with worktop surfaces, inset stainless steel sink and drainer unit, void and plumbing for washing machine, electric cooker, tiled floor, two Upvc double glazed windows to the rear, electric storage heater, Upvc door to Boot Room.

### Bathroom



Four piece suite with low flush WC, panel bath, corner shower enclosure, pedestal hand wash basin, tiled walls and floor, extractor fan, Upvc double glazed window, heated towel rail.

### Boot Room



Wooden entrance door, Upvc double glazed window.

### FIRST FLOOR

### Landing



Recess with Velux roof window.

## Bedroom One



Upvc double glazed window, electric storage heater, exposed beams.

## Bedroom Two



Upvc double glazed window to the front, electric storage heater.

## Attached Barn



Of stone construction, may provide an opportunity to convert into the residential element of the property, subject to consent. Water treatment room. Light and power.

## Externally



The property is approached along a track, which is shared with a neighbouring property. A gated entrance opens to the driveway with parking and turning area. The land extends to 7.26 acres or thereabouts and extends to three sides of the property with a stream bordering one side.

## Utilities & Services

Heating Source: Electric storage heaters.

Services:

Electric: Mains with Solar Panels fitted.

Water: Spring

Drainage: Private, Believed to be a cesspit.

Local Authority: Pembrokeshire County Council

Council Tax: Band D

What3Words - [///december.overused.topics](https://www.what3words.com/december/overused/topics)

## 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 0.6mbps upload and 4mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.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 - Yes & Data - Yes

Vodafone. Voice - Yes & Data - No

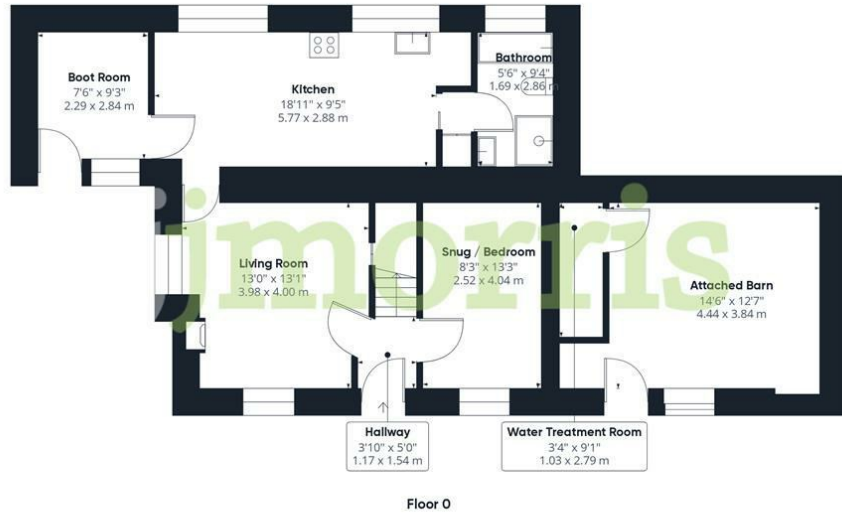
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Prospective

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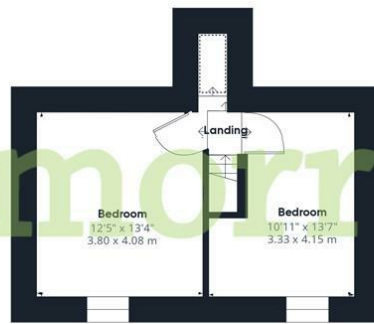




# Floor Plan

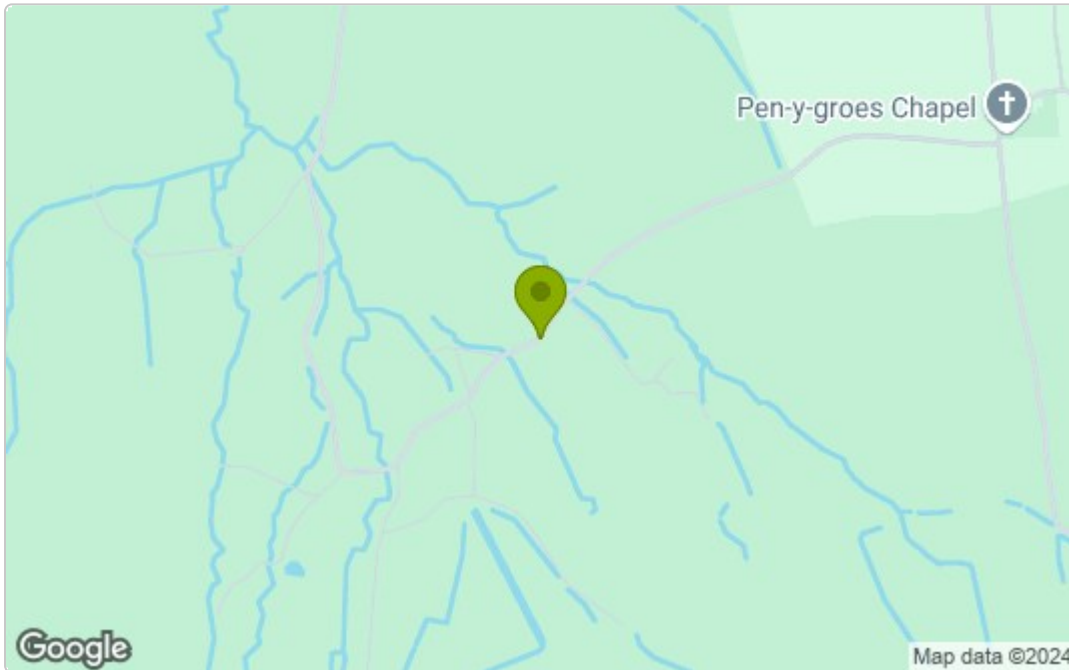


Floor 0



Floor 1

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(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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