



Cysgod Y Cardi , Crymych, SA41 3RJ

£415,000

A modern, well presented detached residence situated in the village of Crymych, just walking distance to the secondary and primary schools and local shops.

The property benefits from being 'A' rated with six double bedrooms and three reception rooms, kitchen, utility, and cloakroom. On the first floor there is a master bedroom with wardrobes and a ensuite, three further bedrooms and a family bathroom. On the second floor are two further double bedrooms and there is a w.c. with a hand basin ideally situated between these rooms. Externally there is parking, garage, summer house and gardens.

Upvc double glazed door to:-

Porch

Upvc double glazed window to 3 sides, door to:-

Hall



Radiator, under stairs cupboard, stairs rising off to first floor, doors to:-

Living Room



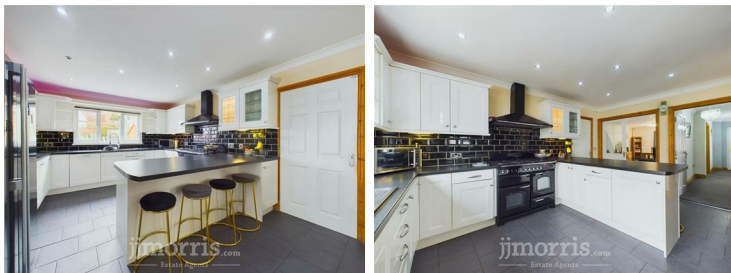
Upvc double glazed window to the front, feature wooden fire surround with tiled hearth and backing, French doors to:-

Garden/Sun Room



Tiled flooring, Upvc double glazed windows, French doors to the garden, radiator, wall lights, door to:-

Kitchen



Having a range of wall and base units, worktop surfaces, 1.5 bowl sink and drainer unit, Range Master oven and hob with extractor fan over, space for fridge/freezer, breakfast bar, tiled floor, radiator, Upvc double glazed window to the rear.

Utility Room



Base cabinets with worktop surfaces and sink and drainer unit, void and plumbing for washing machine and dryer, tiled floor, Upvc double glazed door and window. Door to:-

WC



Low flush WC, pedestal hand wash basin, Upvc double glazed window, tiled floor.

Returning to the kitchen, double doors to:-

Sitting Room



Dual aspect Upvc double glazed window, radiator.

FIRST FLOOR

Landing



Stairs rising off to second floor, radiator, airing cupboard.

Bedroom Three



Dual aspect Upvc double glazed window, radiator.

Master Suite



Having a range of fitted wardrobes, two Upvc double glazed windows, radiator, wall lights.

Bedroom Four



Upvc double glazed window, radiator.

Ensuite



Corner shower enclosure, low flush WC, vanity unit with hand wash basin, radiator, Upvc double glazed window, radiator.

Bathroom



Four piece suite comprising corner bath, shower enclosure, low flush WC, vanity unit with hand wash basin. Tiled walls, radiator.

Bedroom Two



Upvc double glazed window, radiator.

SECOND FLOOR



Velux roof windows, doors to:-

Bedroom Five



Velux roof window.

Bedroom Six

Velux window, eaves storage.

W.C.



Low flush w.c. Wall mounted basin, radiator.

Externally



Externally; the property is approached via a gently sloping driveway, with a lawn garden to the front, There is access to the detached garage.

The rear garden is laid mainly to lawn and has a timber frame garden room with power and lighting. Centrally set within lawn there is are paving stones for a seating area and down some steps is a patio area directly to the rear of the house.

Detached Garage



Electric roll up door and space for shelves and worktops. Side access door, window.

Utilities & Services

Heating Source: Air source heat pump/

Services:

Electric; Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 18mbps upload and 76mbps 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

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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.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		96	98
(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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