



33 Llain Drigarn, Crymych, SA41 3RF

£395,000

An executive style detached family home located in the favoured village of Crymych. This stunning detached house boasts four spacious bedrooms, offering ample space for a growing family or those who love to entertain guests.

As you step into this executive property, you are greeted with a well-presented interior that exudes elegance and charm. The master bedroom comes complete with its own ensuite, providing a private sanctuary within your own home.

One of the standout features of this property is its convenient location, offering easy access to local amenities, schools, and transport links. Whether you're looking to unwind in the tranquillity of your home or explore the surrounding area, this property caters to all your needs.

Outside, the wrap-around gardens provide the perfect setting for outdoor gatherings, al fresco dining, or simply enjoying the fresh air in the comfort of your own space.

Composite entrance door with glazed side panels to:-

Hall



Stairs rising off to first floor, wood effect vinyl flooring, radiator, under stairs cupboard.

Cloakroom/WC



Low flush WC with wash hand basin, heated towel rail, Upvc double glazed window, wood effect vinyl flooring.

Living Room



Upvc double glazed window to the front, Upvc double glazed French doors to the side and rear, feature stone wall

with inset wood burning stove and tiled hearth, wood effect vinyl flooring, two radiators, wall lights.

Kitchen/Diner



Having a range of wall and base units, worktop surfaces, central island, inset sink and drainer unit, electric fan oven and hob, void and plumbing for dishwasher, dual aspect Upvc double glazed windows, wood effect vinyl flooring, radiators, door to:-

Utility Room



Wall and base cabinets, stainless steel sink unit, void and plumbing for washing machine, wood effect vinyl flooring, Upvc double glazed window and door, radiator.

Turned staircase to:-

Landing



Spacious landing with window to the front, radiator, two cupboards, doors to:-

Master Bedroom



Built-in wardrobes, Upvc double glazed window to the rear, radiator, door to:-

Ensuite



Corner shower enclosure with curved screen and panelled walls, covered vanity unit with hand wash basin, low flush WC, airing cupboard, extractor fan, heated towel rail, wood effect vinyl flooring.

Bedroom Two



Upvc double glazed window to the front, radiators, fitted wardrobes.

Bedroom Three



Dual aspect Upvc double glazed window, radiator.

Inner Landing

Doors to:-

Bedroom Four



Velux roof window, radiator.

Family Bathroom



Panel bath with folding screen and shower over, panelled walls, pedestal hand wash basin, low flush WC, vanity unit with hand wash basin, wood effect vinyl flooring, radiator, Upvc double glazed window, extractor fan.

Externally



The property is approached via wrought iron gates which open up to the parking area, which provides parking for several vehicles with a further hardstanding area to the side of the integral garage, ideal for a caravan/boat etc. The gardens extend to the rear and side of the property providing a good sized lawned garden with mature shrubs and bushes.

Utilities & Services

Heating Source:

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

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 superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 14mbps upload and 67mbps 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 - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

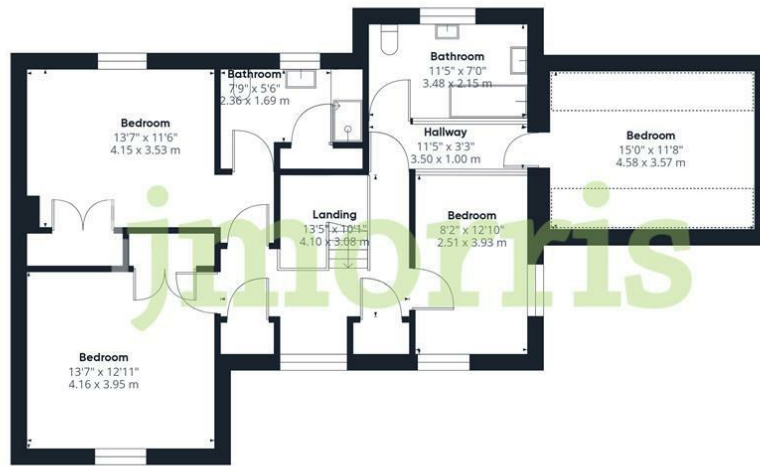
Vodafone. Voice - No & Data - No

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 Plan



Floor 0



Floor 1

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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