



## Llainfach , Mynachlogddu, SA66 7SE

**£399,950**

A four bedroom detached bungalow set in around 0.5 acre plot in a stunning location surrounded by the stunning National Park countryside, the property has been upgraded and modernised by the current owners to provide modern and spacious accommodation which in brief comprises: porch, hall, living/dining room, kitchen with pantry, utility, rear porch and shower room. There are four bedrooms and a further shower room. Externally, there are good sized gardens and an adjoining paddock which ideal for growing vegetables, keeping chickens etc.

Please note a section of this property is of non standard construction.

## Porch



Upvc door, two Upvc window, tiled floor.

## Hall



Spotlights, radiator, wood panel walls.

## Living/Dining Room



Inset log burner with slate and tiled backing with wood burning stove, spotlights, dual aspect windows, uPVC double glazed 'French' doors, tiled flooring, two radiators.

## Kitchen



Having a range of wall and base units, induction hob, built-in oven, stainless steel sink, plumbing for dishwasher,

spotlights, loft access, vertical radiator, tiled flooring, Upvc window, glazed door to:-

## Pantry



Tiled floor, shelving.

## Utility



Plumbing for washing machine, spotlights, boiler, wood panel walls, tiled flooring Upvc window.

## Shower Room



Walk-in shower, heated towel rail, low flush WC, round counter top wash basin, spotlights, part tiled walls, tiled flooring, Upvc window.

## Side Porch

Glazed door to Garden.

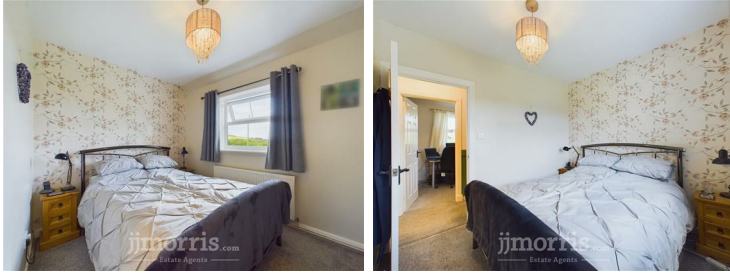
Returning to the main hall, door lead to:

## Bedroom



Upvc window, radiator.

## Bedroom



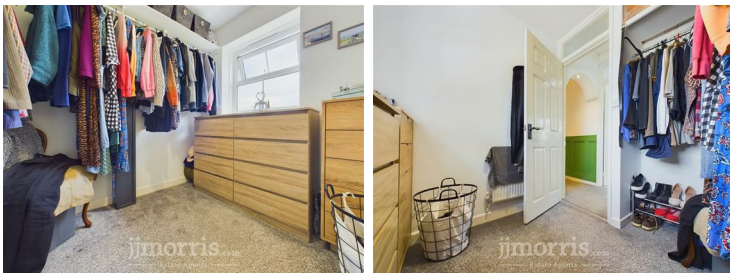
Upvc window, radiator.

## Bedroom



Wooden window, radiator, built-in storage.

## Bedroom currently used as a Walk-in Wardrobe)



Upvc window, radiator, built-in shelving.

## Shower Room



Corner walk-in shower with electric shower, low flush WC, hand wash basin, heated towel rail, spotlights, wooden window, tiled walls and floor.

## Externally



The property has parking to the front for a number of vehicles, lawn area to the front with mature plants and shrubs, wood stores. To the side is a large patio seating area, raised beds, a poly tunnel and storage shed. Footpaths lead to all areas of the grounds. Separate entrance gate to the paddock from the roadside, this is bordered by mature hedges, fencing and mature trees.



## Garage/Workshop

Garage doors and front pedestrian access, power connected.

## Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Private drainage.

Local Authority: Pembrokeshire County Council

Council Tax; Band C

What Three Words: ///smarter.twitches.toasters

### **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 area has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 1mbps download and Ultrafast 220mbps upload and 1000mbps 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 - Likely & Data - Likely

Three Voice - None & Data - None

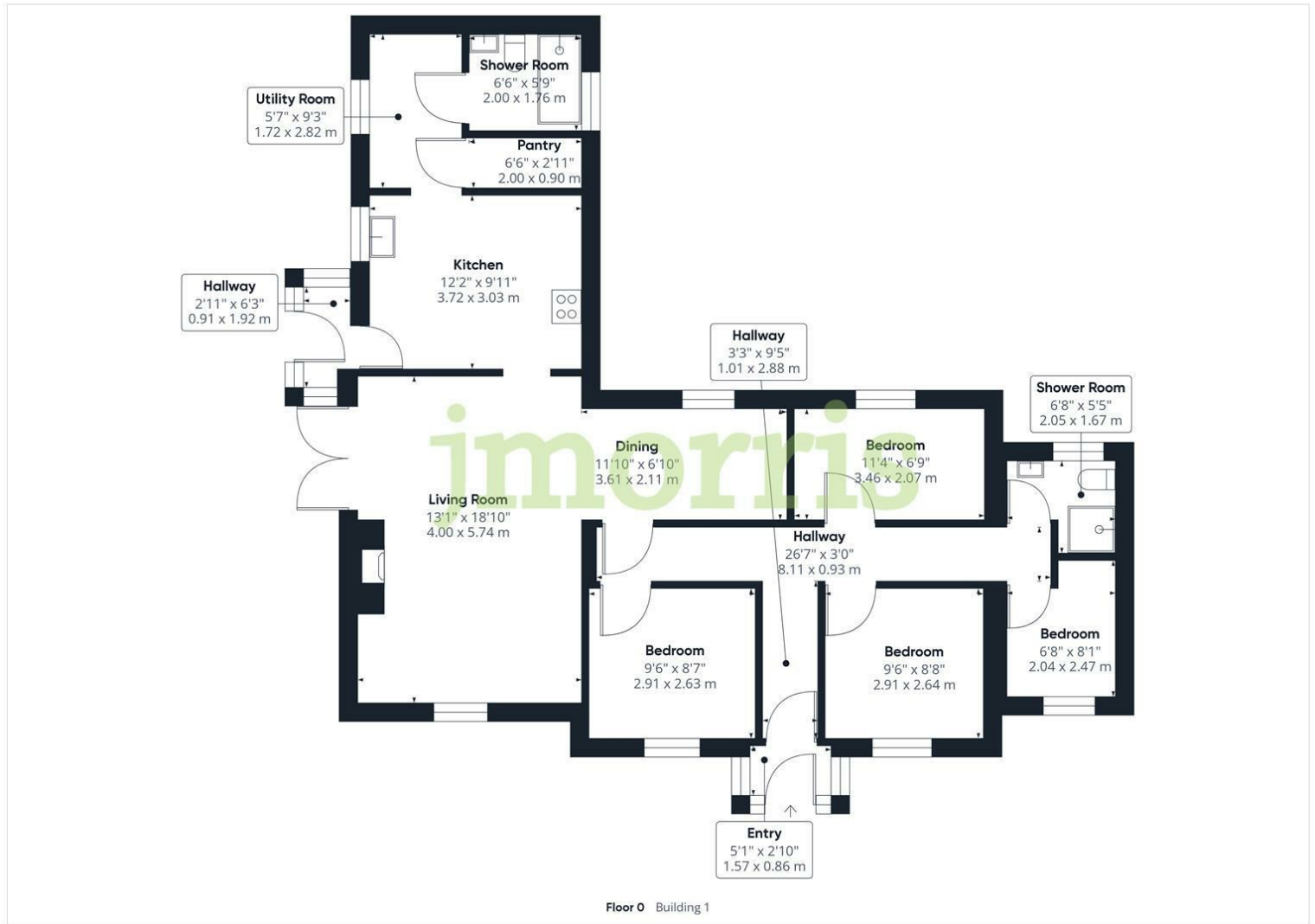
O2 Voice - None & Data - None

Vodafone. Voice - None & Data - None

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



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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