



## New Hallows Penrhiw, Abercych, SA37 0HD

**£499,950**

A well-presented 4/5 bedroom detached dormer property with lovely views, situated on the edge of the village of Abercych, briefly comprising; Hall, Living Room, Large Kitchen with Dining Area off, Study/Bedroom Five, Utility Room, Cloakroom, Two Ground Floor Bedrooms and a Bathroom with a further Two Bedrooms and a Bathroom situated on the First Floor. All situated on a spacious plot with plenty of parking, detached garage and well maintained grounds.

Oak door with glazed panel opens to:-

### Hallway



Staircase rises to the first floor, radiator, doors off to:-

### Living Room



Two windows to the side enjoy views down the valley, feature fireplace with wooden surround and inset wood burning stove, two central heating radiators, coved ceiling. Door leading to:-

### Kitchen/Breakfast Room



A large and spacious room, having a range of wall and base units with central island, stainless steel sink unit with mixer tap and drainer, range style cooker, void and plumbing for dishwasher, space for large fridge/freezer, granite worktops, coved ceiling, oak flooring, double glazed window, recessed spotlights. Opening to:-

### Dining Room



Double French doors out to the rear garden/patio, two radiators, two windows to the side, oak flooring.

### Utility Room



Having a range of base units with worktop surface over, stainless steel 1.5 bowl sink unit with drainer and mixer tap, void and plumbing for washing machine, space for tumble dryer, Grant oil-fired central heating boiler, tiled flooring, radiator, door leading to:-

### WC



Low flush WC, hand wash basin set on a vanity unit with storage below, tiled splashback, tiled flooring, radiator, extractor fan and coved ceiling.

### Study/Bedroom Five



Bay window to the front with three Upvc double glazed windows, radiator, coved ceiling.

### Bedroom One



Two wooden double glazed windows to the front, radiator, walk-in wardrobe with hanging rail and storage.

## Bedroom Two



Wooden double glazed window, radiator, covered ceiling.

## Bathroom



A four piece suite comprising panel bath with mixer tap and shower attachment, vanity unit with hand wash basin and tiled splashback, curved shower enclosure with fully tiled surround, low flush WC, tiled flooring, heated towel rail, recessed spotlights, extractor fan, daylight sun tube.

## FIRST FLOOR

### Landing



Velux roof window, doors leading to:-

## Bedroom Three



Velux roof window, eaves storage, radiator.

## Bedroom Four



Wooden window to the side with far reaching views, radiator.

## Bathroom

Velux roof window to the rear, panel bath, low flush WC, pedestal hand wash basin, towel rail, tiled flooring, recessed spotlights.

## Externally



The property enjoys a good sized plot with attractive views to the side. There is a generous parking and turning area leading to a detached garage. To the side of the property, there is a paved patio area leading to a lawned garden with mature shrubs and bushes.

## Utilities & Services

Heating Source: Oil-fired central heating. LPG for the hob.

Services:

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///fuses.improving.mule

## 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 0.3mbps upload and 2mbps download 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 - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - None & Data - None

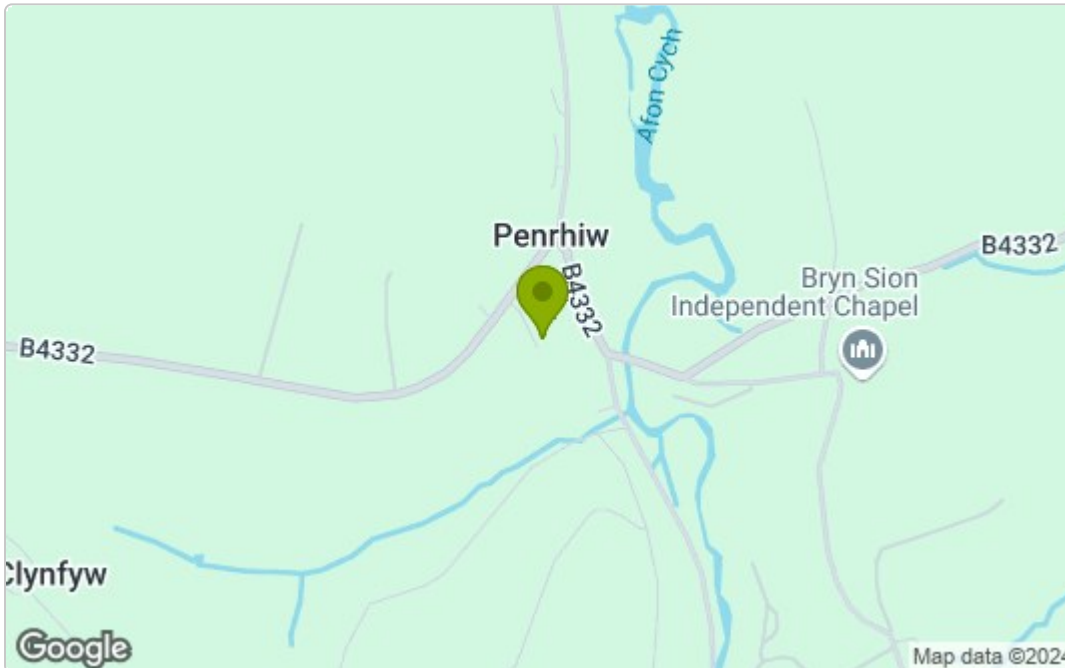
Vodafone. Voice - None & Data - None

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.

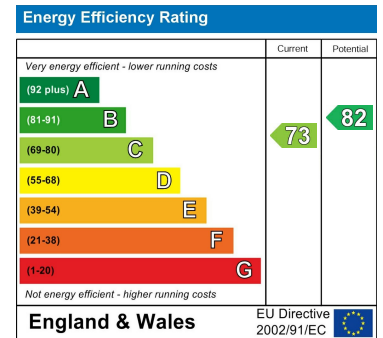
## Floor Plan



## Area Map



## Energy Efficiency Graph



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.