



Brynawelon , Eglwysrwr, SA41 3SE

£650,000

A stunning, spacious and versatile smallholding of around 7 acres, located in the wonderful Pembrokeshire countryside, at the foot of the Preseli Mountains, just outside Crymych and close to the beautiful West Wales coastline/beaches. The beautiful mix of character features and modern facilities present you with a home that's hard to not fall in love with.

The accommodation comprises: living room, sitting room with mezzanine above, shower room, sun room, kitchen/diner, utility room, first floor landing, master bedroom with ensuite, two further bedrooms and a family bathroom. The annexe comprises: kitchen, living room, three bedrooms and a bathroom.

Situation

Nearest village is Crymych which has a garage, food store, butchers, health shop, vegetable store, hairdressers, car mechanical repair garage, leisure centre, swimming pool, excellent doctor's surgery, Vet surgery, pharmacy, school that covers infant through to seniors.

Close to Eglwysrwrw Nursery & primary school, 20 minutes to Fishguard.

15 minutes from Stunning Beaches and the towns of Newport (Pembrokeshire) & Cardigan. With Carmarthen 40 minutes & Haverfordwest being only 30 minutes.

Upvc double glazed stable door, opens to:-

Living Room



Slate effect tiled floor, exposed beams, wood burning stove with back boiler, spiral staircase to the first floor accommodation.

Sitting Room



Vaulted ceiling, exposed stone walls, exposed beams, tiled flooring, dual aspect windows, stairs rising off to the mezzanine level, Upvc stable door to the side, door leading to:-

Shower Room



Corner shower enclosure with electric shower and tiled surround, low flush WC, pedestal hand wash basin, slate effect flooring, shaver socket, recessed spotlights, double glazed frosted window to the rear.

Sun Room



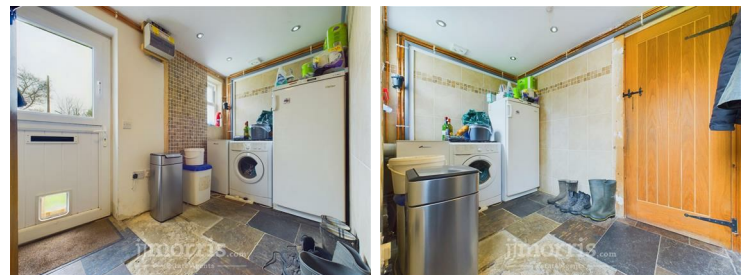
Double glazed windows to two sides, glazed roof, tiled flooring, double doors out to the patio area, double doors leading through to the:-

Kitchen/Diner



Having a range of wall and base units with complimentary work surface over, inset sink unit with mixer tap, built-in oven, ceramic hob with extractor fan over, space for fridge, void and plumbing for dishwasher, tiled flooring, exposed beams, recessed spotlights, double windows to the side, Upvc double glazed doors leading out to the patio, space for dining table.

Utility Room



Void and plumbing for washing machine, part tiled floor, Worcester oil-fired central heating boiler, Upvc double glazed stable door to the side, exposed stonework, extractor fan, recessed spotlights, double glazed window the side.

FIRST FLOOR

Landing

Doors lead to:-

Master Bedroom



A large light and airy room with floor to ceiling glazing, Upvc double doors open to a Juliette balcony, windows to the side, exposed stonework, exposed oak beams with wood flooring, radiator, wall lights. Door to:-

Ensuite



Curved corner shower enclosure with electric shower and tiled surround, low flush WC, pedestal hand wash basin, exposed stonework, recessed spotlights, wood effect flooring, towel warmer.

Bedroom Two



Double glazed window to the front elevation, radiator, loft access, wall lights.

Bedroom Three



Dual aspect double glazed windows, radiator.

Family Bathroom



A four piece suite comprising panel bath, shower enclosure with electric shower, pedestal hand wash basin, low flush wc, tiled walls, recessed lighting, extractor fan. window.

Mezzanine

Two Velux roof windows. An ideal space as a sitting/reading area, or occasional bedroom or office.

Annexe

An excellent addition to the property offering ancillary family accommodation for a dependant relative.

Please Note: The property is not able to be let separately from the property itself, either holiday let or long term rental.

The accommodation comprises:-

Hardwood stable door, opens to:-

Kitchen

Having a range of wall and base units with worktop surface over, 1.5 bowl sink unit and drainer with mixer tap over, void and plumbing for washing machine, built-in electric oven, ceramic hob with extractor fan over, tiled flooring, Worcester oil-fired central heating boiler, tiled splashback, double glazed window to the rear. Door through to:-

Living Room

Tiled flooring, dual aspect windows, double wooden doors to the front elevation, previously used as a garage, feature stone fireplace with oak beam, inset woodburning stove, wall lights. Staircase leads to the :-

FIRST FLOOR

Landing

Radiator, loft access.

Bedroom One

Double glazed window to the front elevation, Velux roof window, radiator.

Bedroom Two

Radiator, Velux roof window.

Bedroom Three

Velux roof window, radiator.

Externally



The property finds itself in approximately 7 acres of land which is made up of 5.79 of pasture and an additional 1.25 acres which includes the various buildings and gardens the property includes two generous vegetable gardens and a natural pond.

Within the grounds, there is a large shed/workshop which has power and lighting along with its own W.C. This building is also plumbed for a washing machine meaning it is perfect for washing animal bedding.

Along with the workshop, there is also a large modern stable block with stabling for 3 horses. These stables benefit from a large tack room running along the back of the three stables, a storage room, light, power, water and work surface space.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Private Spring Water

Drainage: To be confirmed

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What Three Words: ///blurs.journey.laugh

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 0.7mbps upload and 5mbps 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 - Limited & Data - None

Vodafone. Voice - Limited & Data - Limited

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.



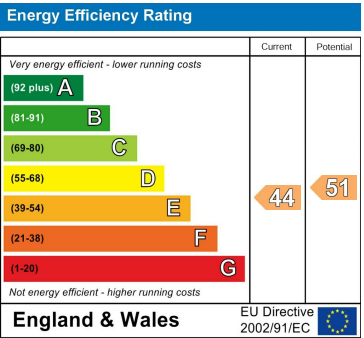
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.