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CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS | AUCTIONEERS

Ar-y-banc Moylegrove, Moylegrove, SA43 3BU

£425,000

A charming four bedroom detached cottage situated in the favoured Pembrokeshire village of Moyelgrove, a short distance from the beaches at Ceibwr Bay, Poppit Sands and Newport Sands. The property has been well maintained with accommodation comprising: Hall, Living/Dining Room, Kitchen, Ground Floor Bedroom and Bathroom and an External Utility. There are Three Further Bedrooms to the first floor. Externally, the property is set on a generous plot of around 0.19 acres, taking advantage of the far reaching countryside views.

Entrance Hall

Tiled floor, Upvc window, doors to:-

Living/Dining Room

Stairs rising off to first floor, log burner, exposed stone wall and slate hearth, wooden windows, tiled floor, under stairs storage.

Kitchen

Having a range of wall and base units with complementary work top surfaces, 1.5 bowl sink unit with drainer and mixer tap over, hob and cooker, Aga range, wooden windows, part tiled walls and tiled flooring.

Bathroom

Free standing bath, pedestal hand wash basin, low flush WC, Upvc window, radiator, part tiled walls, tiled floor.

Occasional Bedroom

Tiled floor, steps rising off, radiator, understair storage, spotlights, Upvc window.

FIRST FLOOR

Landing

Exposed beams, doors to:-

Bedroom One

Large wooden windows, wood effect flooring, radiator.

Bedroom Two

Wooden windows, wood effect flooring, exposed beams, radiator.

Bedroom Three

Wooden windows, exposed beams, radiator, wood effect flooring, built-in wardrobes.

Family Bathroom

Velux window, bath with electric shower over, low flush WC, pedestal hand wash basin, exposed beams, part tiled walls, tiled floor.

Externally

The property benefits from off-road parking to the side. To the rear there is a large lawned area, summer house, patio/seating area to appreciate the wonderful countryside views, greenhouse and timber shed.

External Utility

Base units with worktop surfaces, stainless steel sink unit with mixer tap over, plumbing for washing machine and space for dryer, space for fridge/freezer, wooden window, tiled flooring.

Utilities & Services

Heating Source: Oil central heating.

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

What Three Words: ///rainfall.playback.erase

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 20mbps download and Superfast 2-mbps upload and 80mbps 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 - Limited & 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

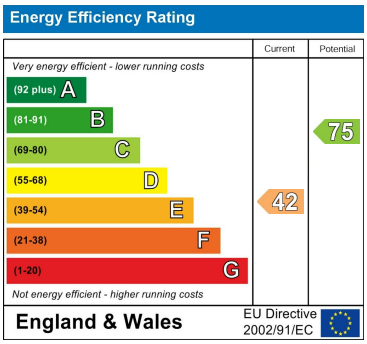
Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

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.

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