



Penrallt Ddu , Saron, SA44 5DR

£585,000

A versatile four/five bedroom detached smallholding extending to 2.5 acres or thereabouts providing a mixture of paddocks and woodland with the added benefit of a static caravan and stable block. The accommodation briefly comprises: hall, study, dining room, living room, kitchen, utility/w.c. Rear hall, sitting room/bedroom five with an ensuite bathroom. Externally, the property is approached via electrified gates, leading to the parking and gardens/land beyond.

Entrance Hall



Stairs rising to first floor, doors leading to:-

Dining Room



Log Burner with slate hearth and feature surround, Hard wood double glazed window, wooden effect vinyl flooring, coved ceiling, radiator

Living Room



UPVC windows, electric effect fire, double UPVC doors to garden

Kitchen



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink with mixer tap over, gas hob with built over extraction fan, built in grill and oven, plumbing for dishwasher, space for fridge, dual aspect w, Hard wood double glazed window, part tiled walls, tiled flooring, coved ceilings, radiator

Utility



Plumbing for washing machine, space for dryer, base unit with stainless steel sink with mixer taps over, low flush toilet, heated towel rack, tiled walls, tiled flooring, space for fridge/freezer, Hard wood double glazed window

Office/Study



Exposed stone wall, Hard wood double glazed window, fuse box, coved ceiling, wooden effect vinyl flooring

Rear Porch



Wooden effect flooring, boiler, UPVC door to garden, radiator, UPVC window, radiator, door to annex

Sitting Room/Bedroom Five



Velux window, UPVC window, exposed beams, radiators, electric effect fire with feature surround, double UPVC door to garden, wooden effect vinyl flooring

Bathroom



Low flush toilet, base unit with wash basin over, bath, walk-in corner shower with fitted shower, part tiled walls, part wooden panel walls, tile effect vinyl flooring

FIRST FLOOR

Landing



Loft access, Hard wood double glazed window

Bedroom One



Duel aspect wooden double glazed windows, covered ceilings, radiator, fitted wardrobes

Bedroom Two



Hard wood double glazed window, radiator, built in storage

Bedroom Three

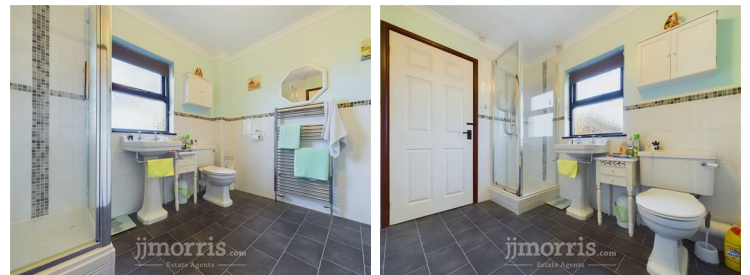


Duel aspect Hard wood double glazed window, covered ceilings, radiator,

Bedroom Four

Duel aspect Hard wood double glazed window , covered ceilings, radiator

Family Bathroom



Low flush toilet, pedestal wash basin, bath with fitted shower hose, corner walk in shower, electric shower, covered ceilings, part tiled walls, tiled effect vinyl flooring, heated towel rack wooden window

STATIC CARAVAN



Living Area



Gas fired heater, with feature surround, metal windows

Kitchen



Wall and base units with complimentary worktop surfaces, 1.5 bowl sink with mixer taps over, integrated fridge, Gas Cooker, built over extractor fan

Bedroom One



Metal windows, dado rail, base units, fitted wardrobes

Bedroom Two



Metal window, electric heater, fitted wardrobes

Shower Room



Low flush toilet, pedestal wash basin, corner walk in shower with fitted shower, metal window, part tiled wall, vinyl flooring

EXTERNALLY

To Front

Access via gate, gravel area, access to rear

To Rear

Access via double electric gates, space for several cars, off road gravelled parking area, access to workshop/barn, patio seating area, lawned area, access to stable with plumbing for washing machine and space for dryer, chicken coup, small track along side leading to the paddocks and woodland beyond.

Utilities & Services

Heating Source: LPG Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Carmarthenshire County Council

Council Tax: Band E

What3words: ///bibs.flies.butlers

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 0.7mbps upload and 6mbps download and Superfast 18mbps upload and 71mbps 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 - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		56
(39-54)	E	39	
(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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