



Tan Ffynnon Blaenffos, Boncath, SA37 0HT

**£425,000**

A versatile three/four bedroom cottage situated in Blaenffos, enjoying far reaching countryside views, with easy access to the main road network. The accommodation comprises: hall, living room, kitchen/family room, utility room, dining room and a further living room. The property benefits from three bedrooms, the master bedroom enjoys a dressing room and en-suite.

### Front Porch

UPVC Doors and Windows, Tiled Floor, Wooden Panel Ceiling, Spot Lights.

### Hallway

Wooden Floor, UPVC Window, Archway, Radiators.

### Living Room

Wooden Floor, UPVC Windows and Sliding Door, Radiators, Coved Ceiling, Wall Lights, Stone Feature Fire Place.

### Bathroom

Tiled Wall, Shower, Bath-tub, WC, Sink, Spot Lights, Vertical Radiator.

### Master Bedroom

Wooden Flooring, UPVC Windows, Coved Ceilings, Built in Wardrobe, Door to;

### Dressing Room

Wooden Flooring, UPVC Window, Sloped Ceiling, Built In Dresser, Sky Light, Wall Lights.

### Ensuite

Tiled Floor and Walls, WC, Strip Radiator, Sink, Shower, Slopped Ceiling, Sky Light.

### Bedroom 2

Carpet Floor, Radiator, UPVC Windows, Coved Ceiling.

### Bedroom 3

Carpet Floor, Radiator, UPVC Windows, Coved Ceiling.

### Utility Room

Slate Effect Tile Flooring, UPVC Door and Window, Boiler, Stainless Steel Sink, Work Top Space, Coved Ceiling.

### Kitchen

Slate Effect Tiled Flooring, UPVC Windows and Sliding Door, Wall Spot Lights, Breakfast Bar, Wall Mounted Units, Stainless Steel Sink, Wooden Exposed Beams, Rayburn Set back in Stone Feature, Unique Loft Access.

### Landing

Carpet Flooring, Wooden Railings, Stairs down to Dining Room and Stairs up to Snug.

### Dining Room

Wooden Flooring, Upvc Windows and Sliding Door, Radiator, Under Stair Storage.

### Snug

Wooden Flooring, Stone Feature Wall, UPVC Doors, Velux Windows, Radiators.

### Externally

Driveway, parking to the front, to the rear there is a patio, pond feature split level seating, large garden, garden shed, second pond, paved path to second garden / multi use area.

### Utilities & Services

Heating Source: Oil Central Heating Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What3Words: ///gravel.cork.spires

### 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 1mbps upload and 16mbps 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 - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

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

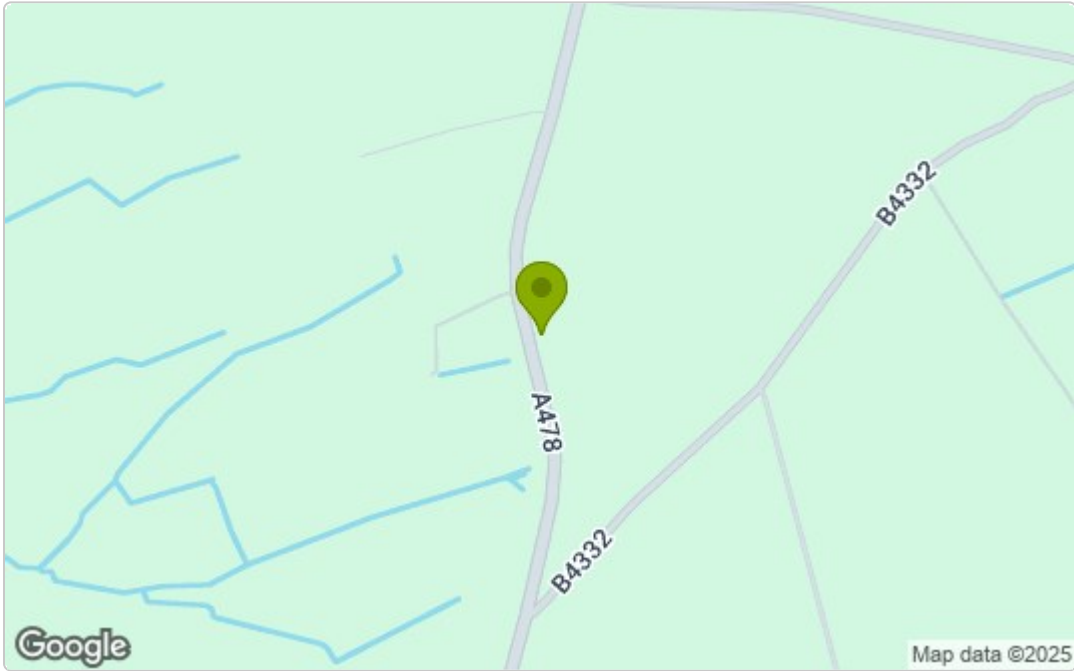
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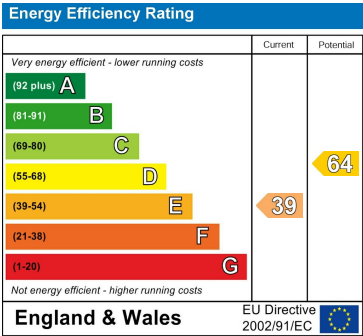
Floor Plan



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.

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