



Brynheulog , Boncath, SA37 0EH

£375,000

A spacious three/four bedroom detached dormer bungalow, situated in the village of Newchapel, Boncath set in a generous plot of around 0.56 acre or thereabouts with accommodation comprising: Front Porch, Living/Dining Room, Kitchen/Breakfast Room, Rear Porch, Conservatory, Two Ground Floor Bedrooms, Bathroom, First Floor - Spacious Landing, Two Bedrooms and a Shower Room. Externally, the property benefits from 'Off Road' Parking, Single Garage, Workshop and Mature Gardens to the front and rear. Far reaching views viewing is highly recommended to really appreciate it.

Entrance Porch



Upvc Double glazed window, tiled flooring, doors to:-

Living/Dining Room



Log burner with feature surround, Upvc double glazed windows to the front and side, coved ceilings, picture rail, parquet wooden flooring, radiators to the front, side and rear, door to:-

Kitchen/Breakfast Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, plumbing for dishwasher, counter top gas hob with extractor fan over, built-in Hotpoint oven and grill, coved ceiling, Upvc double glazed windows to the rear, part tiled walls, tiled flooring, radiator, door to:-

Rear Porch



Upvc double glazed windows, tiled flooring, plumbing for washing machine, door to Garden.

Hallway



Stairs rising off to the first floor, under stairs storage, coved ceiling, picture rails, parquet wooden flooring throughout, built-in storage, radiators, doors to:-

Conservatory



Upvc double glazed windows, tiled flooring, Upvc door to the Garden.

Bedroom One



Upvc double glazed window to the rear, built-in storage, coved ceiling, picture rail, radiator.

Bedroom Two



Upvc double glazed window to the rear, built-in storage, coved ceiling, picture rail, radiator, wood effect flooring.

Bathroom



Low flush WC, double wash basin in vanity unit, bath with mixer tap over, walk-in shower with fitted shower, Upvc double glazed window, coved ceiling, tiled flooring.

Shower Room



Low flush WC, pedestal hand wash basin, corner walk-in shower with electric shower, loft access, Velux wooden window, part tiled walls, vinyl flooring, radiator, built-in storage.

FIRST FLOOR

Landing



Wooden Velux windows, wooden flooring, radiator, doors to:-

Bedroom Three



Wooden Velux window, Upvc double glazed window to the rear, built-in storage, exposed beams, radiator.

Bedroom Four



Upvc double glazed window, radiator.

Externally



Set on a generous 0.56 acres or thereabouts The property is approached via a tarmac driveway which wraps around the property for easy turning, space for several vehicles. Mostly laid to lawn with mature shrubs and trees, Good sized garage, workshop/Store for Gardening equipment and Far reaching views.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electricity: Mains

Water: Mains

Drainage: Private drainage - septic tank.

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words: ///residual.arranges.respected

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 0.8mbps upload and 6mbps download and Ultrafast 220mbps upload and 1800mbps 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 - None & Data - None

Three Voice - Limited & Data - Limited

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.

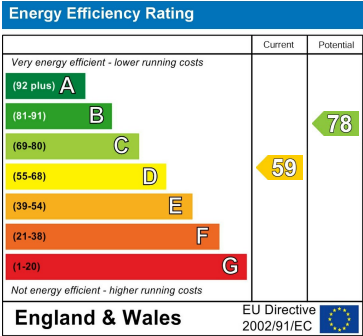
Floor Plan



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

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