



Golygfor , Crymych, SA41 3RJ

£650,000

An imposing Six bedroom smallholding extending to 3.75 acres or thereabouts situated on the edge of the village Crymych with accommodation comprising: Entrance Hallway, Living Room, Sitting Room, Snug, Kitchen/Breakfast Room, Utility, WC, First Floor - master bedroom with en-suite shower room, Three bedrooms one of which has an en-suite toilet, Family Bathroom, Second Floor - Landing, Two Bedrooms and a additional Bathroom. Externally there is ample-off road parking for several vehicles, Detached garage, and a good sized paddock to the side.

Entrance Hall



Stairs rising off to the first floor, coved ceiling, dado rails, radiator, tiled flooring. Doors to:-

Living Room



Upvc double glazed windows to the front and side, log burner on a slate hearth with feature tile surround, tile surround for logs, coved ceiling, parquet wooden flooring.

Sitting Room



Upvc double glazed window to the front and side, log burner on slate hearth with feature tiled surround, coved ceiling, parquet wooden flooring.

Snug



Upvc double glazed windows to the side and rear, coved ceiling, radiator, parquet wooden flooring.

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink, integrated induction hob with extractor fan over, built-in oven and grill, built-in microwave, integrated dishwasher and fridge, central breakfast island with base units, wood burning stove with oven on a slate hearth and tiled feature surround, coved ceiling, spotlights, tiled flooring, radiator, Upvc double glazed window to the rear, Upvc sliding door to the garden.

Utility



Having a range of wall and base units with complimentary worktop surfaces, plumbing for washing machine, Biomass boiler, coved ceiling, double glazed window to the side, tiled flooring Upvc door to the garden.

WC



Low flush WC, hand wash basin on vanity unit, heated towel rail, part tiled walls, spotlights, tiled flooring.

FIRST FLOOR

Landing



Stairs rising off to the second floor, under stairs storage, coved ceiling, dado rail, wooden flooring. Doors to:-

Bedroom One



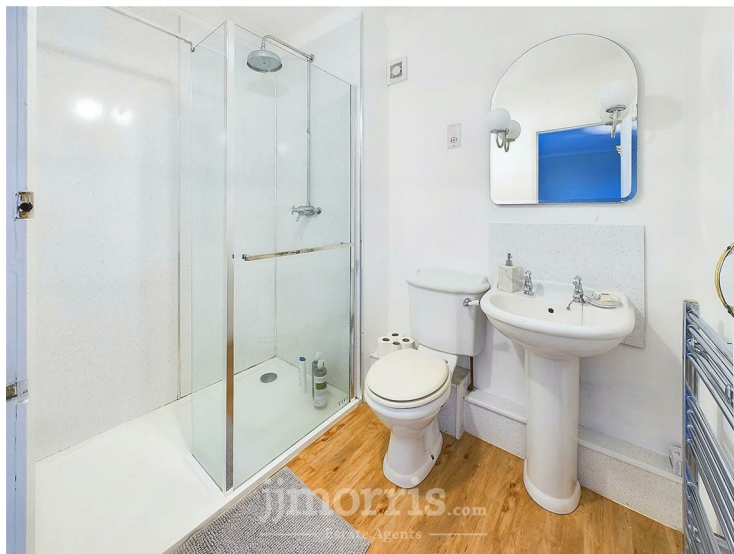
Upvc double glazed windows to the side and rear, radiator, wooden flooring.

Bedroom Two



Stairs rising off to the second floor, Upvc double glazed window to the rear, coved ceiling, radiator, door to:-

Ensuite



Low flush WC, pedestal hand wash basin, walk-in shower

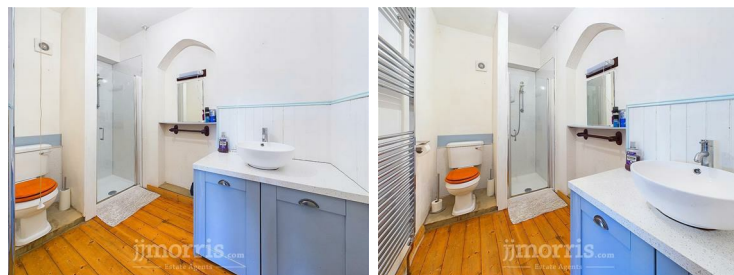
with fitted shower, heated towel rail, coved ceiling, wood effect flooring.

Bedroom Three



Upvc double glazed windows to the front and side, fitted wardrobes either side, coved ceiling, radiator, wooden flooring, door to:-

Ensuite



Low flush WC, round bowl hand wash basin on vanity unit, walk-in shower with fitted shower, heated towel rail, part wooden panel walls, wooden flooring.

Bedroom Four



Upvc double glazed windows to the front and side, fitted wardrobes, coved ceiling, wooden flooring.

Dressing Room



Wooden flooring, door to balcony.

Family Bathroom



Low flush WC, counter top wash basin with base unit, bath, heated towel rail, double glazed window to the rear, tiled walls, exposed flooring, coved ceilings.

SECOND FLOOR

Landing

Wooden Velux window, stairs dropping down to Bedroom Two, doors to:-

Bedroom Five



Wooden Velux window, having a range of base units, stainless steel sink, radiator, eaves storage.

Bedroom Six



Wooden Velux window, radiator.

Bathroom



Wooden Velux window, low flush WC, pedestal hand wash basin, bath with fitted shower hose, eaves storage, wood effect flooring.

Externally



The property is approached by two gated entrance onto a tarmac driveway with turning and parking for several vehicles and leads to a detached garage, to the right of the property is a small woodland area, access either side to the rear which has a paved patio seating area and lawned space with trees, mature shrubs and bushes, there is a good sized 3 acre or thereabouts paddock.

Garage

Upvc double glazed window, Upvc door, inspection pit.

Utilities & Services

Heating Source: Biomass - wood pellets

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

What3Words: ///dispensed.insist.slave

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 standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 17mbps download, Superfast 9mbps upload and 55mbps download, and Ultrafast 950mbps upload and 950mbps 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 - Limited & Data - None

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



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.

Energy Efficiency Graph

