



The Brambles , Efailwen, SA66 7XA

£389,500

Nestled in the charming village of Efailwen, Clynderwen, this modern four-bedroom bungalow offers a delightful blend of comfort and convenience. Set on a generous plot, the property boasts ample outdoor space, perfect for families or those who enjoy gardening and outdoor activities.

Upon entering, you will find a spacious and inviting living area that is ideal for both relaxation and entertaining. The master bedroom features an en-suite bathroom, providing a private sanctuary for the homeowners. The additional three bedrooms are well-proportioned, making this home suitable for families or guests.

The property also includes a double garage, offering plenty of storage space for vehicles and other belongings. The surrounding land enhances the appeal of this bungalow, providing opportunities for outdoor pursuits or simply enjoying the tranquillity of the countryside.

Efailwen is a picturesque location, offering a peaceful lifestyle while still being within easy reach of local amenities and transport links. This modern bungalow is a rare find, combining contemporary living with the charm of rural life. Whether you are looking to settle down or seeking a serene retreat, this property is sure to impress.

Canopy Porch

Upvc double glazed door and glazed side panels opening to:-

Hall



"L" shaped hallway with central heating radiator, loft access, doors to:-

Living Room



Feature brick fireplace with tiled hearth, inset woodburning stove, Upvc double glazed window to the front elevation, tongue and groove ceiling, two radiators, arch through to:-

Dining Room



Upvc double glazed sliding doors to the rear, coved ceiling, door to:-

Kitchen



Having a range of wall and base units with inset 1.5 bowl stainless steel sink with drainer and mixer tap, eye level double oven, five ring gas hob with extractor canopy over,

tiled splashback, space for fridge/freezer, radiator, tiled flooring, Upvc double glazed window to the rear, built-in storage cupboard, dresser unit.

Utility Room



Having a range of wall and base units with complimentary worksurface over, floor to ceiling height storage cupboards, heated towel rail, tile effect flooring, stainless steel sink unit, dual aspect Upvc double glazed windows, Upvc door, storage cupboard.

Returning to the main hallway:-

Master Bedroom



Coved ceiling, radiator, Upvc double glazed window to the front elevation, door to:-

Ensuite



Corner shower enclosure with electric shower, low flush WC, pedestal hand wash basin, tiled walls, radiator, tongue and groove ceiling, extractor fan.

Bedroom Two



Upvc double glazed window to the front elevations, radiator, wood effect flooring.

Bedroom Three



Upvc double glazed window to the rear, radiator, coved ceiling.

Bedroom Four



Upvc double glazed window to the rear, radiator.

Family Bathroom



A modern fitted suite comprising panel bath with mixer tap and shower attachment, walk-in corner shower with

rainfall head and panelled wall, low flush WC with concealed cistern, matching cabinets and worktop extend around to the sink unit with vanity storage below, tiled splashback, heated towel rail, Upvc double glazed window to the rear, tiled flooring.

Externally



Gated entrance opens to a tarmac driveway providing parking and access to a double garage. Further shaded hardstanding area, two generous lawned gardens with a variety of mature shrubs and bushes. To the rear of the property there is a concrete perimeter path, lawned garden and shaded area. An elevated decking with further lawned gardens closed by mature shrubs and a timber fence.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Cesspit

What3Words: [///struggle.cuddled.daydream](#)

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 0.6mbps upload and 5mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.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 - 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](https://www.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.

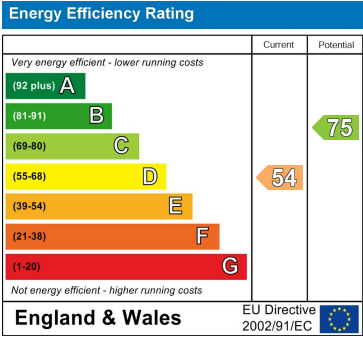
Floor Plan



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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