



Penlan , Clydey, SA35 0AH

**£450,000**

An exciting opportunity to purchase a 10 acre smallholding, situated in a rural area, but within close proximity to the nearby village of Crymych.

The property comprises: hall, living room, kitchen/diner, utility, garden room, three bedrooms and a family bathroom. Externally, there is parking, outbuildings, gardens and land extending to around 10 acres.



uPVC double glazed door to:

### Hall

'L' shaped with doors off to:

### Living Room

Log effect fire with tied surround, wall lights, sliding patio doors to:

### Garden Room

Wood effect flooring, uPVC double glazed windows and doors.

### Kitchen/Dining Room

Base cabinets with worktop surface over, inset sink unit with mixer tap and drainer, tiled splash back,

### Utility

Base cabinets with stainless steel sink unit, freestanding cooker, uPVC double glazed door and windows.

Returning to the hall, doors lead to:

### Bedroom

uPVC double glazed window, storage heater.

### Bedroom

uPVC double glazed window, storage heater.

### Bedroom

uPVC double glazed window.

### Family Bathroom

Panel bath with electric shower over, low flush wc, pedestal hand wash basin, tiled walls, radiator.

### Externally

The property is approached via a driveway, providing parking. Lawned garden with mature shrubs and bushes. There is a corrugated range of storage and car ports etc.

### The Land

The land is surrounding the property and extends to just under 10 acres.

### Utilities & Services

Heating Source:

Services: Mains Electric:

(Gas/Oil/LPG)

Water: (Mains/Well/Borehole)

Drainage: (Mains/Septic tank/Cesspit/Treatment Plan)

### 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 79-80mbps upload and 0-20mbps 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 & Data

Three Voice & Data

O2 Voice & Data

Vodafone. Voice & Data

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

