

Bryndyfan Llwynceilyn, Cilgerran, SA43 2PE

£625,000

Set in a tranquil rural location, this spacious four-bedroom property offers a peaceful retreat surrounded by 24 acres of nature. The front features a charming garden, paved entrance, and convenient side parking. At the rear, enjoy a large private patio—ideal for relaxing or entertaining—leading down to an expansive garden with ponds, polytunnels, generous garden beds, summer house, versatile storage, and direct access to the fields behind.

Inside, the home is filled with natural light, creating a bright and airy atmosphere throughout. Whether you're seeking a quiet escape or a place to entertain, this countryside gem delivers comfort, space, and connection to nature in equal measure.

Front Entry / Hall

UPVC Door, Tiled Floor, Radiator, Stairs to First Floor

Living Room

Carpet Floor, UPVC Windows, Log Burner with Slate Hearth, Radiator, Built In Shelving, Sliding Patio Door.

Sun Room

UPVC Windows, Carpet Floor, Radiator, Glass Panel double Doors

Dining Room

Carpet Floor, Radiator, UPVC Windows, Large Storage Cupboard.

Kitchen

Vinyl Tiled Floor, UPVC Windows / French Doors, Range of fitted Wall and Base Units, Granite Kitchen Work Tops, Stainless Steel Sinks with Mixer Taps Over, Radiator.

Side Entry / Hallway

UPVC Door, Wooden Floor, Radiator Access to;

Living Room

Wooden Floor, UPVC French Windows, Radiator, Log Burner With Tiled Hearth

Bathroom

Vinyl Floor, UPVC Window, W/C, Shower, Wash Basin

Study / Office

UPVC Windows, Radiators

First Bedroom

UPVC Window, Radiator, Large Built in Storage, Wooden Panel Wall

Bathroom

Vinyl Tiled Floor, Bath, Wash Basin, W/C, UPVC Window, Towel Radiator

Landing

Access to Loft, Storage Cupboards, Two Loft Hatches.

Second Bedroom

Radiator, Velux Window

Third Bedroom

Built in Storage Cupboards, UPVC Window, Radiator

En-Suite

W/C, Wash Basin, Shower, Velux Window, Tiled Wall, Vinyl Tiled Floor, Towel Radiator

Fourth Bedroom

Velux Window, Large UPVC Windows, Radiator, Built In Shelves, Storage Cupboard, Walk in Wardrobe with built in storage Shelves, Cloths Rail and Radiator

En-Suite

Vinyl Tiled Floor, Shower, W/C, Wash Basin with Built in Under Storage, Radiator, Velux Window.

Externally

At the front of the property, you'll find a charming garden and a paved entrance, with convenient parking available to the side. The rear boasts a spacious patio area, perfect for relaxing and entertaining in privacy.

The vegetable garden has a polytunnel, greenhouse, shed and raised beds. There is a separate summer house and garden, there is a larger garden planted with mature trees, rhododendrons, azaleas, acers etc.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains & Solar Panels

Water: Mains

Drainage: House- Mains. Static Caravan - Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words:///tomb.rant.initial

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 12mbps 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 - Limited & Data - Limited

Three Voice - None & Data - None

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](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.

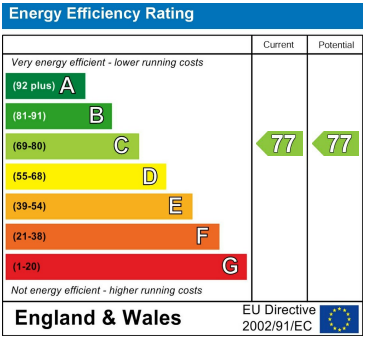
Floor Plan



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.