



Pencnwc , Glandwr, SA34 0YG

£550,000

This delightful house offers a unique opportunity for those seeking a blend of comfort and versatility. Set amidst stunning countryside views, the property boasts beautifully landscaped gardens that provide a serene outdoor space for relaxation and enjoyment.

The spacious accommodation is designed to cater to a variety of needs, making it ideal for families or those looking to create an independent annexe for a relative or potential extra income. With ample room throughout, the layout allows for flexible living arrangements, ensuring that every member of the household can enjoy their own space. In addition to the generous living areas, the property features two garages and ample parking, making it convenient for multiple vehicles or hobbies. The combination of indoor and outdoor spaces creates a perfect setting for entertaining guests or simply enjoying the tranquillity of rural life.

Composite door opens to:

Hall

Wood flooring, understairs cupboard, door to:

Living Room

Feature brick fireplace with inset wood burning stove, slate hearth and wooden mantle. Exposed beams, recessed lighting, bi-fold doors leading out to the rear garden, wood flooring, radiator. Stairs rise off to the first floor, uPVC double glazed window to the front, door to:

Kitchen/Dining Room

Having a range of wall and base units with work surface over, inset stainless steel sink unit with mixer tap and drainer, range style cooker with extractor fan and splash back, built in microwave, integrated dishwasher, space for fridge/freezer, exposed beams, recessed lighting, 'French' doors to the rear garden, uPVC double glazed window to the front. Wooden flooring. Door to:

Side Hall

Composite doors to the front and rear, tiled flooring, radiators, stairs to the first floor, recessed lighting. Doors to:

Utility Room

Having a range of wall and base units with work surface over, stainless steel sink unit, tiled splash back, tiled flooring, recessed lighting, uPVC double glazed window, loft access.

Shower Room

Walk-in shower, low flush w.c. Wall mounted hand wash basin, tiled walls, uPVC double glazed window, heated towel rail, recessed lighting, extractor fan.

First Floor

Landing

uPVC double glazed window to the front, exposed beams, doors to:

Bedroom

uPVC double glazed window to the front, radiator, exposed beams, wooden flooring.

Bedroom

uPVC double glazed window to the rear, wooden flooring, radiator, ornamental fireplace.

Bedroom

uPVC double glazed window to the rear, built in wardrobes with mirror sliding doors, exposed beams, built in storage. Radiator.

Bedroom

uPVC double glazed window to the front, radiator, loft access.

Shower Room

Low flush w.c. Corner enclosure with electric shower, pedestal hand wash basin, tiled walls, heated towel rail.

Accessed via an independent stair case:

Master Suite

Bedroom

Dual aspect uPVC double glazed windows, recessed lighting, radiator, doors to:

En Suite

Walk-in enclosure with electric shower, pedestal hand wash basin, roll top bath, heated towel rail, radiator, tiled walls, recessed lighting.

Dressing Room

uPVC double glazed window to the front.

Externally

The property benefits from gated parking to the side for several vehicles, there is a detached garage, there is also an integral garage, with access to the house. The gardens are a real feature of this property, they have been lovingly designed and planted and provide a real oasis, with lawned area, pond with seating area, mature shrubs and bushes. Situated behind the garage is a potting shed and growing area. Directly behind the house there is a covered decked area which continues to a further seating area.

Utilities & Services

Heating Source: Oil-fired central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Septic Tank

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band F

What3Words: ///easily.clip.mimed

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 13mbps download and Ultrafast 950mbps 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 mobile coverage

EE - Good outdoor and indoor

Three - Good outdoor and indoor

O2 - Good outdoor

Vodafone. - Good outdoor

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

