



20 Llain Drigarn, Crymych, SA41 3RF

£295,000

Nestled in the charming village of Crymych, Llain Drigarn presents an exceptional opportunity to acquire a modern detached house, built in 2019. This delightful property boasts four spacious bedrooms, making it an ideal family home or a perfect retreat for those seeking a peaceful lifestyle in the heart of the Welsh countryside. The accommodation comprises: Entrance hallway, Living Room, Kitchen/Diner, Utility, WC, Internal Garage, Four Bedrooms, En-suite and Family Bathroom. Great size and well presented private enclosed rear garden

Entrance Hallway



Stairs rising off to the first floor, under stairs storage, radiator, tiled flooring throughout, doors to :-

Living Room



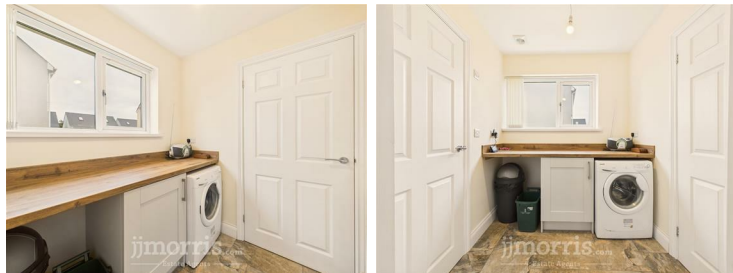
Double glazed Upvc window to the front, radiator, wooden effect laminate flooring

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, counter top hob with tiled splash back, built in over with extraction hood over, space for fridge/freezer, tiled flooring, radiator, double glazed Upvc window to the rear, double glazed Upvc door to the garden

Utility Room



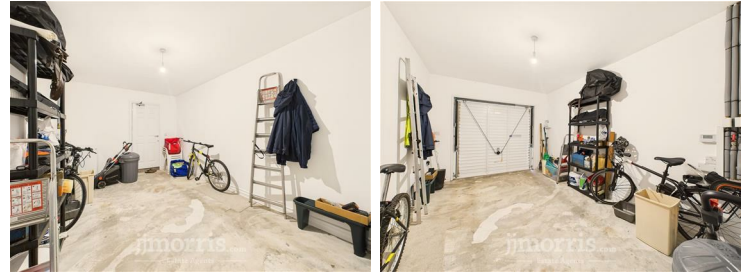
Base unit with complimentary worktop surfaces, plumbing for a washing machine, space for a dryer, radiator, double glazed Upvc window to the rear, tiled flooring, doors to:-

WC



Low flush WC, pedestal wash basin, radiator, extraction fan, tiled flooring

Garage



Fuse box, Grant boiler, door to Utility

First Floor

Landing



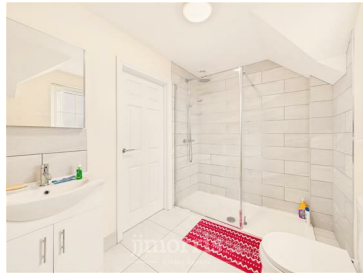
Loft access, built in storage with controls for solar panels and immersion heating, radiator, doors to:-

Bedroom One



Double glazed Upvc window to the front, radiator, door to En-suite

En-Suite



Low flush WC, vanity unit with wash basin and mixer tap over and tiled splashback, walk-in shower with fitted shower and extraction over, heated towel rack, part tiled walls, tiled flooring, double glazed Upvc window to the rear

Bathroom



Low flush WC, vanity unit with wash basin and mixer taps over with tiled splashback, P-shaped bath with fitted shower and extraction over, heated towel rack, part tiled walls, tiled flooring, double glazed Upvc window to the rear

Bedroom Two



Double glazed Upvc window to the rear, radiator, Built in wardrobe

Externally



As you approach the property there is ample off road parking for several vehicles and space for turning, access to the internal garage and to the back garden either side, easily maintained lawn area to front. To the rear is laid to lawn and well presented private enclosed garden

Bedroom Three



Double glazed Upvc window to the front, radiator, Built in wardrobe

Utilities & Services

Heating Source: Oil Central Heating

Electricity: Mains

Water: Mains

Drainage: Mains

Bedroom Four/Study



Double glazed Upvc window to the rear, radiator

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What3Words: ///regretted.grudging.nibbled

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 1mbps upload and 18mbps download and Superfast 14mbps upload and 67mbps 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 - Yes & Data - Yes

Three Voice - Yes & Data - Yes

O2 Voice - Yes & Data - Yes

Vodafone. Voice - No & Data - No

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

