



Greenacres , Velindre, SA41 3UY

Price Guide £549,950

Situated in the picturesque village of Velindre, Greenacres presents a unique opportunity for those seeking a charming house. This delightful property, located in Dyfed, boasts a serene setting that is perfect for families or individuals looking to escape the hustle and bustle of city life.

Velindre is known for its stunning landscapes and friendly community, making it an excellent choice for anyone looking to settle in a peaceful area. The property is conveniently located, allowing easy access to local amenities and attractions, ensuring that you have everything you need within reach.

Situation

Felindre Farchog has the benefit of a Public House/Restaurant and a former chapel. The River Nevern being close by provides good Salmon, Sewin (Sea Trout) and Trout fishing.

The Coastal and Market Town of Newport is within easy car driving distance and has the benefit of a good range of Shops, a Post Office, Primary School, Church, Chapels, Public Houses, Restaurants, Hotels, Cafes, Take-Aways, Art Galleries, a Memorial/Community Hall, Health Centre and a Dental Surgery.

The Pembrokeshire Coastline at The Parrog, Newport is within 3½ miles or so and also within easy car driving distance are the other well-known Sandy Beaches and Coves at Newport Sands, Ceibwr, Poppit Sands, Cwm, Aber Rhigian, Aberfforest, Cwm-yr-Eglwys, Pwllgwaelod and Aberbach.

The property stands within The Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly.

The well-known Market Town of Cardigan is some 9 miles or so North East and has the benefit of a good Shopping Centre together with a wide range of amenities and facilities which briefly include Secondary and Primary Schools, Churches, Chapels, Banks, Hotels, Restaurants, Public Houses, Take-Aways, Cafes, Supermarkets, a Cinema/Theatre and Health Centre.

The County and Market Town of Haverfordwest is 20 miles or so South and has the benefit of an excellent Shopping Centre together with extensive range of amenities and facilities including The County Council Offices and The County Hospital at Withybush.

There are good road links along the main A40 to Haverfordwest and Carmarthen and the M4 to Cardiff and London, as well as good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK.

MAIN HOUSE

Porch



Double glazed Upvc windows, tiled flooring, door to :-

Living Room



Stairs rising off to the first floor, inglenook fire place with log burner and tiled surround, exposed beams, double glazed Upvc windows, radiator, tiled flooring, doors to :-

Utility



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer with mixer tap over, plumbing for a washing machine, space for a dryer, part tiled walls, wooden effect laminate flooring, heated towel rack, radiator, dual aspect double glazed Upvc windows, door to the Garden

Kitchen/Dining Room



Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer, plumbing for dishwasher, electric oven with extraction hood over, space for fridge/freezer, mistral boiler, exposed beams, part wooden panel walls, part tiled walls, tiled flooring, door to :-

Inner Hallway



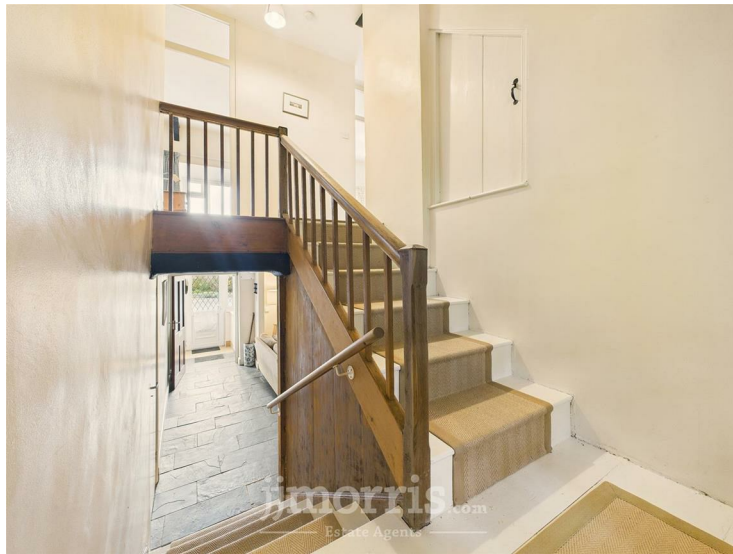
Part wooden panel walls, wooden effect laminate flooring, door to:-

Shower Room/Wet Room

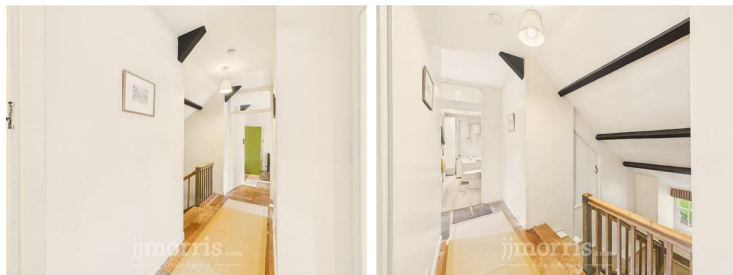


Low flush WC, wash basin, electric shower, dimplex extraction fan, tiled walls, vinyl flooring, window

First Floor



Landing



Wood sash window, exposed beams, access to eaves storage, exposed wooden flooring, doors to:-

Bedroom One



Double glazed Upvc window to the front, spot lights, radiator, exposed beams, exposed wooden flooring, door to:-

En-Suite



Low flush WC, pedestal wash basin, Walk-in shower with electric shower, spot lights, part tiled walls, wooden effect laminate flooring, double glazed Upvc window

Bedroom Two



Double glazed Upvc window, exposed beams, radiator, exposed wooden flooring

Bedroom Three



Double glazed Upvc window, exposed beams, radiator, exposed wooden flooring, Loft access

Bathroom



Low flush WC, pedestal wash basin, P-shaped bath with electric shower and extraction over, heated towel rack, spot lights, exposed beams, part tiled walls, wooden effect laminate flooring

ANNEXE

Porch

Tiled flooring, door to:-

Entrance Hallway



Stairs rising off to the first floor, under stairs storage, built in storage, wooden dado rail, radiator, tiled flooring, door to:-

Sitting Room



Open fire place with tiled surround, double glazed Upvc window to the front, radiator, tiled flooring

First Floor

Landing



Window, Doors to:-

Bedroom One



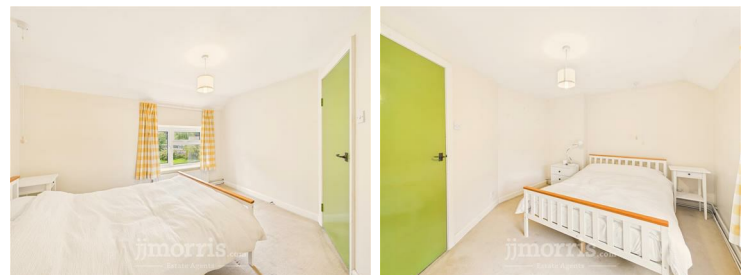
Double glazed Upvc window, radiator

Bedroom Two



Window, radiator

Bedroom Three



Double glazed Upvc window, radiator

Bathroom



Low flush WC, pedestal wash basin, part tiled walls, window, loft access

Garage



Externally



The property is approached VIA a gated entrance with ample off road parking for several Vehicles, Good sized lawned gardens to the front and rear of the property. There is a further adjoining approximately 5 acres could be available by separate negotiation. The property benefits from planning consent (NP/24/0401/FUL) to extend. The planning documents, including plans can be discussed with the agents.

Utilities & Services

Heating Source: Oil Central Heating

Electricity: Mains

Water: Mains

Drainage: Mains

Tenure: Freehold and available with vacant possession upon completion

Local Authority: Pembrokeshire County Council

Council Tax: Band G

What3Words: ///suiting.poem.noises

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 outdoors mobile coverage

EE Good Outdoors

Three Variable Outdoors

O2 Variable Outdoors

Vodafone. Poor to none Outdoors

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.

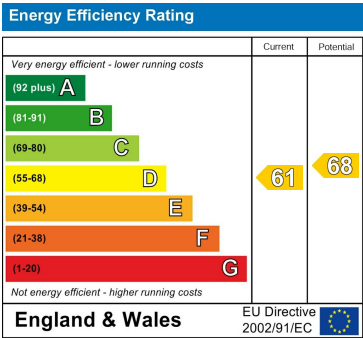
Floor Plan



Area Map



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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