



Maes-Y-Bryn , Clunderwen, SA66 7QS

Offers Over £300,000

- *Nestled in the foothills of the Preseli Mountains within the Pembrokeshire Coast National Park
- *Peaceful rural location with stunning countryside views
- *Nearby village of Maenchlochog offers local amenities, including a primary school
- *Easy access to Haverfordwest, Fishguard, Narberth, and Cardigan
- *Detached dormer bungalow on a generous plot with scope for updating
- *Large workshop previously used as a café, offering flexible potential uses
- *Frontage onto the B1234 for convenient road access
- *Close to the Pembrokeshire coastline, renowned for its scenic beauty and outdoor activities

SITUATION



Rosebush nestles in the foothill of the rugged expanse of the rolling Preseli Mountains, which form an upland area of the Pembrokeshire Coast National Park. Local services including a primary school can be found in the nearby village of Maenlochog with the towns of Haverfordwest, Fishguard, Narberth and Cardigan all being within easy reach, as is the superb scenery of the renowned Pembrokeshire coastline.

DESCRIPTION

Having frontage onto the B1234, Maesybryn stands on a large plot and comprises a traditionally constructed detached dormer bungalow which does now require some cosmetic updating but has the benefit of a large workshop that was historically used as a cafe and has potential for a variety of other uses, subject to the necessary planning consents being obtained. The accommodation briefly comprises:

GROUND FLOOR

REAR HALLWAY



with uPVC double glazed door opening into rear garden.

DINING ROOM 13'7" x 11'11" (4.15 x 3.65)



radiator and sliding double glazed patio doors leading to the rear garden.

KITCHEN 10'5" x 10'9" (3.2 x 3.3)



with a range of fitted base storage cupboards with complimentary work surfaces over and incorporating a stainless steel 1 1/2 bowl sink unit and calor gas fired hob, with extractor hood over, set within wall mounted storage cupboards. Tiled walls; radiator and plumbing for an automatic washing machine.

SHOWER ROOM



Fully tiled walls, radiator, WC, vanity unit wash basin.

INNER HALLWAY



Stairs to first floor.

CLOAK ROOM



with WC and washbasin.

BEDROOM 1 11'9" x 12'9" (3.6 x 3.9)



window to fore and radiator.

SITTING ROOM 11'5" x 18'0" (3.5 x 5.5)



with double aspect windows and radiator.

FIRST FLOOR

LANDING



BEDROOM 2 12'10" x 13'5" (3.91m x 4.09m)



With double aspect windows including a dormer window to the fore, radiator and washbasins.

BEDROOM 3 12'11" x 13'10" (3.94m x 4.22m)



with double aspect windows including a dormer window to the fore, radiator under eaves storage.

SHOWER ROOM



with shower cubicle, WC and washbasin.

EXTERNALLY



This is a property stands on a large plot, being set back off the road to the fore with a front lawn and a car parking and a turning area. To the rear is a good sized garden that includes a lawned area and patio. The property also benefits from a large outbuilding constructed in the main of block walls under a tiled roof. We are advised that this was historically used as a cafe but it has not been used for this purpose for many years and more recently been used as a workshop and storage. Quite possibly this building has the potential for conversion to an additional property, subject to the necessary planning consents being obtained. There is also a greenhouse and storeshed.

SERVICES

Mains water and electricity are connected. Drainage to be confirmed. Calor gas fired central heating. uPVC double glazing.

TENURE

Freehold

BROADBAND

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.

GENERAL REMARKS

The sale of Maesybryn offer an opportunity to acquire a property with an abundance of potential. The residence itself offer descriptively spacious accommodation that does require some updating, but it ideally suited for a family. The outbuilding is an interesting proposition being ideally suited for conversion to either residential or commercial used subject to planning consent being obtained. With no ongoing chain, viewing is highly recommended.

Floor Plan



Area Map



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Energy Efficiency Graph

