



Dolau Taf , Llanglydwen, SA34 0XP

**Offers In The Region Of £375,000**

A detached 4 bedroom house with large garage/workshop and lovely distant rural views, situated in the small country village of Llanglydwen. The property is located on a shared track and enjoys gated access with a large gravelled driveway. There are lawned gardens to the front and side, as well as a decked seating area and enclosed gravel garden. Internally the rooms are generous in size and nicely kept with some bespoke country features to include exposed beams, oak wooden floors and in the heart of the home a Rayburn cooker set in an attractive fireplace surround. This lovely home would ideally suit a family as offers spacious living accommodation, but equally suited to a couple who may need extra room for when visitors come to stay. Viewing is highly recommended.

### Situation

Situated in the rural country village of Llanglydwen, with a family friendly pub within walking distance and children's playing field. There are two primary schools and two secondary schools in the catchment area. Approx 2.6 miles away there is a petrol station with post office and mini market. Crymych village is also within easy driving distance and provides a range of good local shops and services to include a leisure centre, butchers, pharmacy etc.

### Hallway

Staircase to first floor. Under stairs storage cupboard. Doors leading to Lounge/Diner, Kitchen, Shower room, 2 Bedrooms. External door to rear of property.

### Lounge/Diner



Double glazed window to front. Double glazed external French doors to side garden. Oak wood flooring, exposed beams, radiator, TV point and telephone point. Opening leads through to:

### Kitchen

A range of fitted wall and base storage units with worksurfaces over, 1 and a half bowl stainless steel sink, wooden surround with oil fired Rayburn cooker, exposed beams, slate tiled floor, double glazed windows to side and rear, electric oven and 4 ring hob, extractor hood, door back to hall and door to:

### Utility room

Plumbing for dishwasher and plumbing for washing machine. Oil-fired combination boiler.

### Shower room

Comprising of a shower cubicle with electric shower over, W.C, pedestal wash hand basin, part tiled walls, double glazed window to front, radiator.

### Bedroom 1



Double glazed windows to side and rear, radiator.

### Bedroom 2



Double glazed windows to side and front, radiator.

### First Floor Landing



With spindle balustrades, built in airing cupboard, radiator, doors lead to:

### Bedroom 3



Double glazed dormer window to front and double glazed window to side enjoying lovely rural views, radiator.

### Bedroom 4



Double glazed window to side, radiator.

### Family Bathroom



Comprising of a corner bath, pedestal wash hand basin, W.C, part tiled walls, double glazed window to front.

### Office

No window or radiator to this room.

### Externally



The property is approached by a shared track, from which a gated driveway leads to the front of the house with gravelled parking area. There are gardens to the front and side with lawns, shrubs and hedgerow boundaries. To the back of the property is a garden bank leading up to the boundary line. Lovely views are enjoyed from the front and side garden areas.





### Tenure

Freehold

### Directions

From our Narberth Office travel north on the A478 for some 6 miles or so and at Efailwen take the right at the fork in the road for the village of Llanglydwen. Follow this road into the village. Pass "The Bont" pub on your left and the track leading up to the property is found on the right hand side, as identified by our JJ Morris for sale sign.

What 3 words///octagonal.builds.butchers



### Detached Garage/Workshop

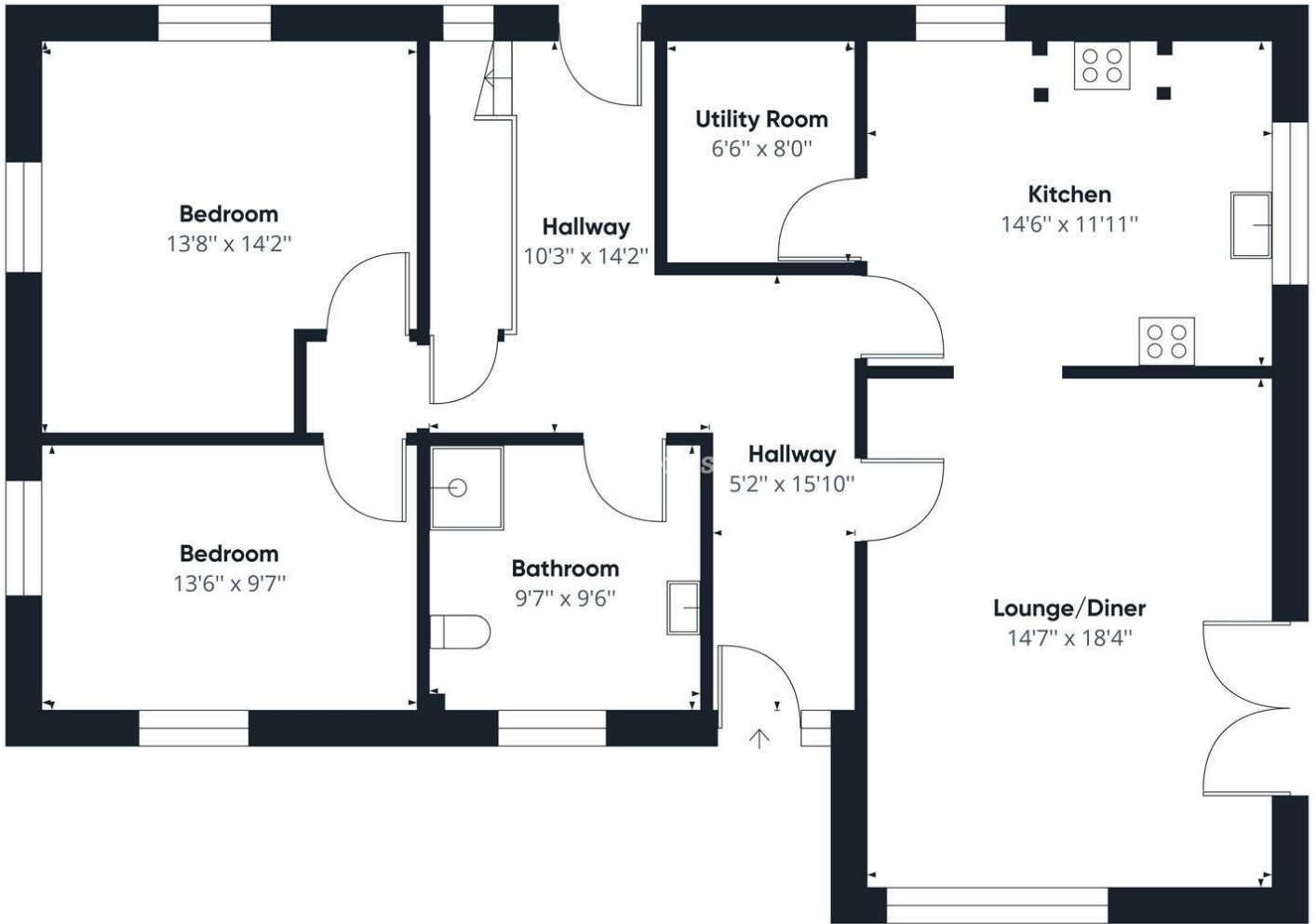


Cavity wall blocked construction with up & over door to front. double glazed windows to front & side. Pedestrian door to side. Excellent potential to be converted into an annex or studio etc subject to any necessary planning and building regulation consents.

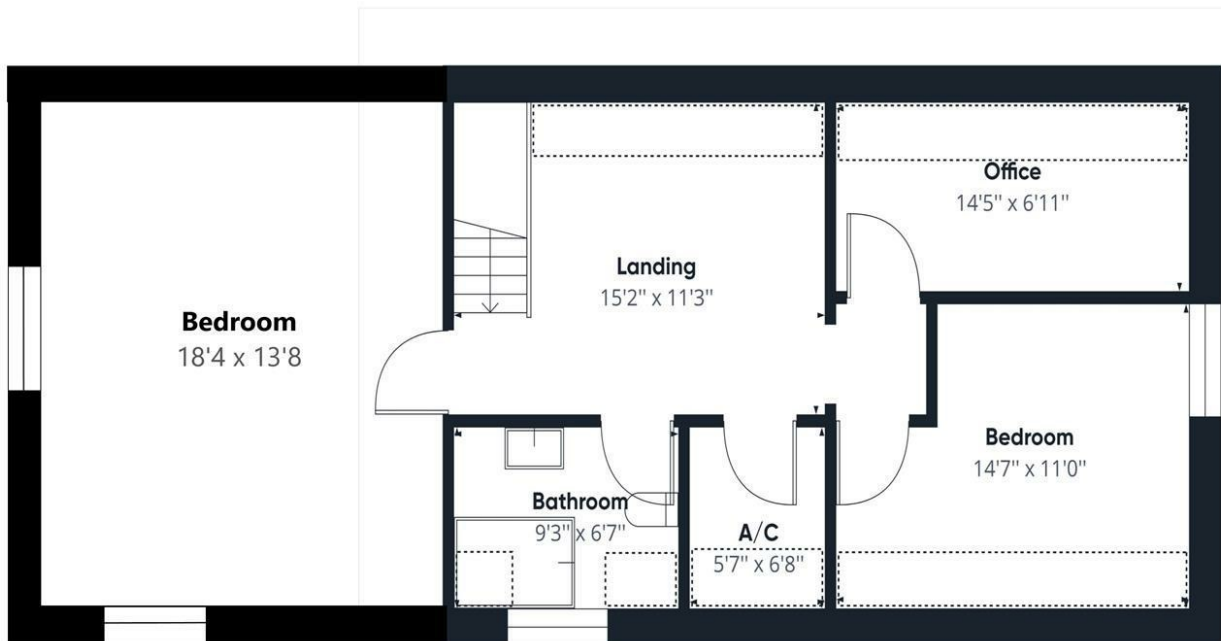
### Services

Mains electric and water. Private drainage and oil fired central heating.

# Floor Plan



Floor 0 Building 1

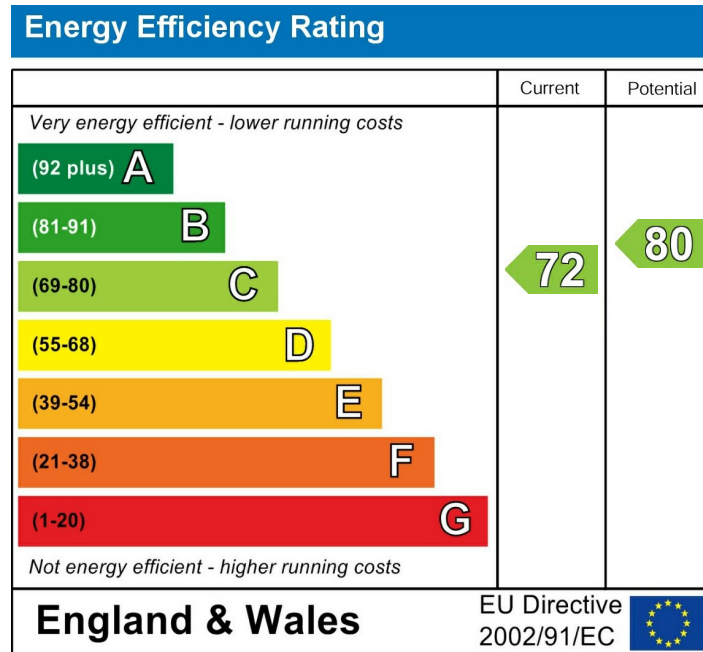


Floor 1 Building 1

## Area Map



## Energy Efficiency Graph



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