



Ty Dare , Clynderwen, SA66 7TG

**Offers In The Region Of £230,000**

A super modern 3 bedroom semi-detached house offering light and appealing open plan living accommodation with bi-folding doors opening out to a sunny rear garden. The house was recently constructed in 2022 and has an excellent energy performance and efficiency rating. There are far reaching countryside views from the first floor master bedroom which also has an en-suite and the property further benefits from an adjoining garage and driveway to provide easy parking. This is a splendid opportunity for a buyer to acquire an excellent home which requires no work and is literally ready for immediate living, being particularly suitable to couples or young families etc. Internal viewing is essential to appreciate the impressive modern interior, lovely garden and country views.

## Situation

This small popular village has basic amenities to include primary schooling and is on a local bus route, being only a short distance down the road from the larger village of Clynderwen which has a greater number of amenities to include a railway station, shops, large pharmacy, petrol station and near by private schooling. In the opposite direction is the large village of Crymych with excellent schooling at both primary and secondary levels, an array of shops and amenities for most every day needs. The pretty traditional market town of Narberth is located only 5 miles or so distant, providing a larger range of services and amenities which cater for all day to day needs and offers a delightful array of shops, restaurants and cafes. There are excellent road links to the other larger towns in the area such as Cardigan, Carmarthen and Haverfordwest, all with a comprehensive range of amenities, educational facilities and services. From this location it is easy to reach the majestic Preseli hills within the Pembrokeshire national park and offer miles of scenic walks and trails. Alternatively the Pembrokeshire coast is also easily reached by car with miles of beautiful beaches and coves to explore, Saundersfoot, Amroth, Tenby etc all being the nearest. This is a great central part of Pembrokeshire to live with all the joys and splendours the county offers within easy reach.

## Accommodation

### Entrance Hall

Entered via double glazed front door. Stairs rise to first floor, radiator, under stairs storage cupboard, wood laminate flooring, doors open to:

### Cloak Room

W.C, wash hand basin set in vanity storage unit, tiled splash backs, radiator, frosted double glazed window.

### Lounge/Diner



Continuation of wood laminate flooring, double glazed window to front, radiators, bi-folding external double glazed doors to rear garden, open plan to:

### Kitchen



Fitted with a range of wall and base storage units with worktops over, single drainer sink, 4 ring induction hob, extractor hood over, part tiled walls, eye level double oven, integrated fridge freezer, integrated dish washer, integrated washing machine, double glazed window to rear.

## First Floor Landing



Spindle balustrade, access to loft space, doors open to:

## Family Bathroom



Comprising a bath with shower and mixer shower over, W.C, pedestal wash hand basin, tiled floor, tiled walls, frosted double glazed window to rear, radiator.

## Bedroom 1



Double glazed window to rear with far reaching countryside views, radiator, door to:

## En-Suite



Comprising a shower cubical, pedestal wash hand basin set in vanity storage unit, W.C, radiator, tiled floor, tiled walls, radiator.

## Bedroom 2



Double glazed window to rear, radiator.

## Bedroom 3



Double glazed window to rear, radiator.

## Externally



To the front of the house is an enclosed patio front garden area. To the side is a tarmac driveway providing off road parking space and side gate leads to the rear where there is a lovely sunny south facing garden with patio, lawn and beds. There is an extra parking area within the development for visitor parking.

### Garage

With electric roller door to front, double glazed pedestrian door to rear, power and lighting.

### Utilities & Services

Heating Source: Air Source Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From Narberth town proceed due North over the Penblewin roundabout signposted to Cardigan and travel for roughly 3 miles passing through Clynderwen and then into Llandissilio. Come up through the village and turn left just passed the Angel Inn onto Heol-Y-Llan. Take the next left before the church, and then left again into this small development. The property is then on the right hand side.

What 3 Words [///nuns.recorder.sofas](http://nuns.recorder.sofas)

### **Broadband Availability**

According to the Ofcom website, this property has standard, superfast & ultrafast broadband available, with speeds up to Standard 1mbps upload and 15mbps download, Superfast 9mbps upload and 52mbps download and Ultrafast 220mbps upload and 1000mbps 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 - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

Vodafone Voice - None & Data - None

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.

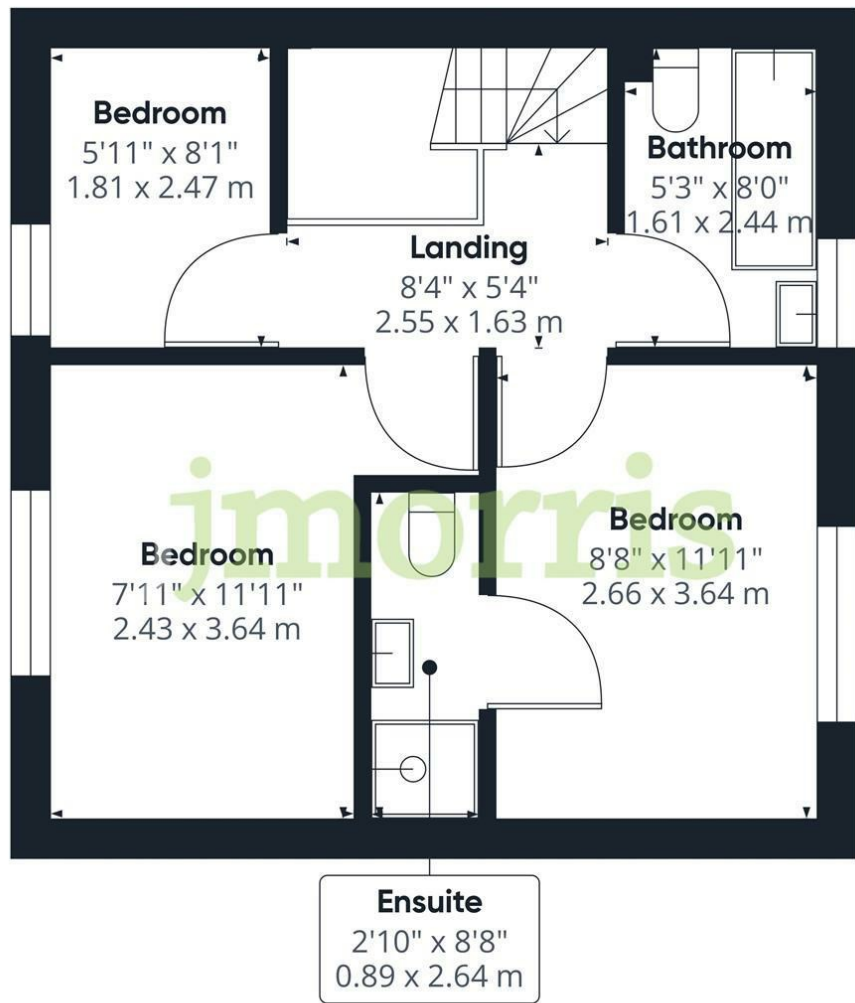
### **Anti Money Laundering and Ability To Purchase**

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.

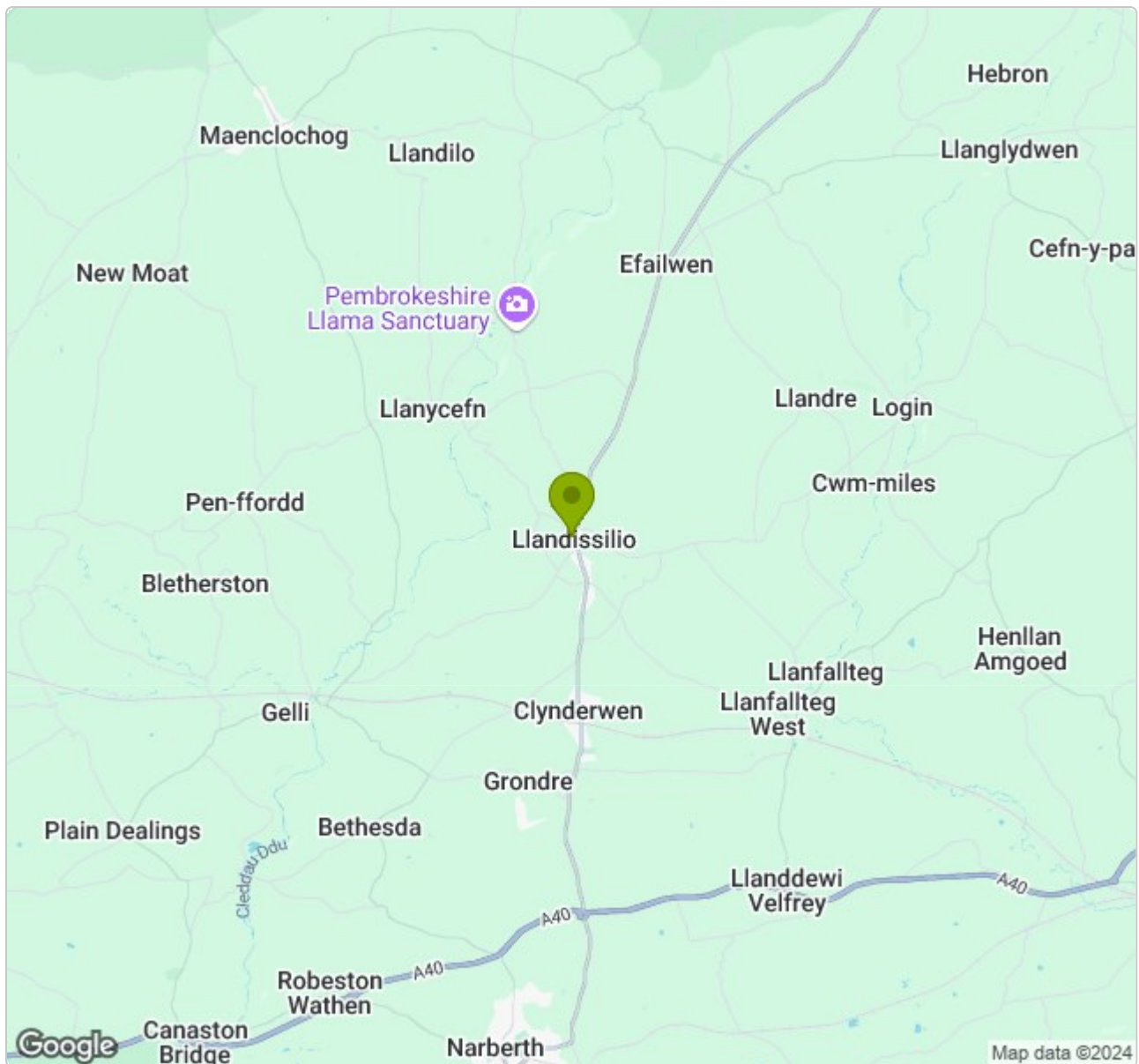


Floor 0

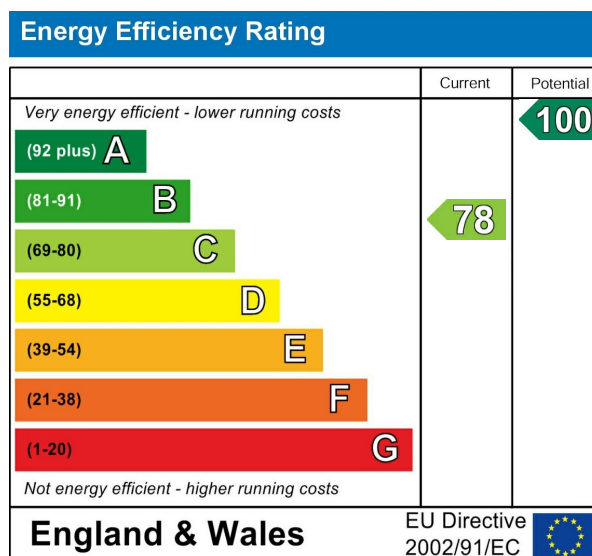


Floor 1

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.