



Awel Y Mynydd , Cold Blow, SA67 8RL

Offers In The Region Of £450,000

A very impressive 4 bedroom detached house with exceptionally beautiful accommodation, a large garden, paddock and wonderful views towards the Preseli hills. The property enjoys a lovely tucked-away spot within the small popular village of Cold Blow, located only a few short miles from Narberth town centre. The interior boasts exposed beams, a stunning stained glass window panel, and other unique features, such as an upstairs lounge with magnificent vaulted ceiling and balcony. There is also a delightful farmhouse style kitchen/diner with an open-plan design which leads through to a garden room/conservatory. Altogether there are 4 bathrooms, 2 being en-suites, making this ideal for visitors or a large family. Outside there is good off road car parking space with its own gated driveway, a fantastic garden with patio and small paddock. Viewing is essential to fully appreciate this one-of-a-kind property.

Situation

Cold Blow is a small village found less than 2 miles south-east of Narberth, in the heart of Pembrokeshire. It is situated on the B4315 Princes Gate to Templeton road. Narberth is the near by town and offers a good selection of independent shops and cafes etc. The main A40 is roughly 4 miles distant, and connects to larger towns in the area such as Haverfordwest, Carmarthen and the M4. Pembrokeshire is well known for its natural beauty and coastline, with stunning beaches and seaside villages in abundance. Saundersfoot, Amroth, Manorbier and Tenby are all within a short drive from this location.

Accommodation

Entrance Hall



Entered by a frosted double glazed front door with matching side screen, oak beams, engineered oak flooring, stairs rise to first floor with oak spindles and hand rail, Velux roof windows, built in store cupboard, radiators, doors open to:

Kitchen/Diner



Fitted with a range of wooden storage cupboards at wall and base levels with granite worktops over, Stoves range cooker set in decorative wooden surround with extractor hood, tiled splash backs, 1 and a half bowl sink and drainer, part tiled walls, integrated dish washer, double glazed

windows enjoying the special views, continuation of oak engineered floor, dining area, radiator, door to inner hall, opening leads into:

Garden Room



Double glazed windows around enjoying views over the garden and towards the Preseli hills beyond, radiators, continuation of flooring, external French doors to garden patio.

Inner Hall

Tiled flooring, built in airing cupboard, doors open to:

Utility/Shower Room

With a Grant oil fired boiler serving the domestic hot water and central heating, plumbing for washing machine, worktop, storage cupboards, W.C, shower cubical, pedestal wash hand basin, frosted double glazed window, radiator, tiled walls.

Store Room

Double glazed window, radiator, oak engineered floor.

Bedroom 1



Built in mirrored wardrobes and fitted oak wardrobes, double glazed window, radiator, door to:

En-suite



Shower cubical, W.C, pedestal wash hand basin, tiled walls, tiled floor, frosted double glazed window, radiator.

Bedroom 3



Double glazed window, radiator, fitted wardrobe and shelving.

Bedroom 2



Double glazed window, built in mirrored wardrobes, radiator, door to:

Bathroom



Comprising a bath with mixer shower taps over, W.C, pedestal wash hand basin, heated towel rail, tiled floor, frosted double glazed window.

En-suite



Shower cubical, W.C, pedestal wash hand basin, tiled walls, tiled floor, radiator.

First Floor

Lounge



With a spectacular vaulted ceiling and exposed beams, arched stained glass feature window, oak balustrades, double glazed windows enjoying amazing views towards the Preseli hills, Velux roof windows, radiator, arched oak door to Bedroom 4/office, double glazed French external doors to balcony.

Bedroom 4 / Office



Double glazed windows enjoying the special views, vaulted ceiling, exposed beams, radiator.

Externally

To the front is a walled and gated brick paved driveway providing ample off road car parking. Access along the side leads to the rear and far side, with garden laid mainly to lawn, patio seating areas next to the house, pathway leads to a small paddock.



Utilities & Services

Heating Source: Oil Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Private - Treatment Plant

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, head due south on the A478 road and turn left at the junction after the Brandon tool hire depo. Follow this road into Cold Blow. As you approach the village junction there is a left hand turn down a private road and the property is found down here, on the left hand side, as identified by our JJMorris For Sale sign.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.8mbps upload and 7mbps download and Superfast 20mbps upload and 80mbps 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 - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - None

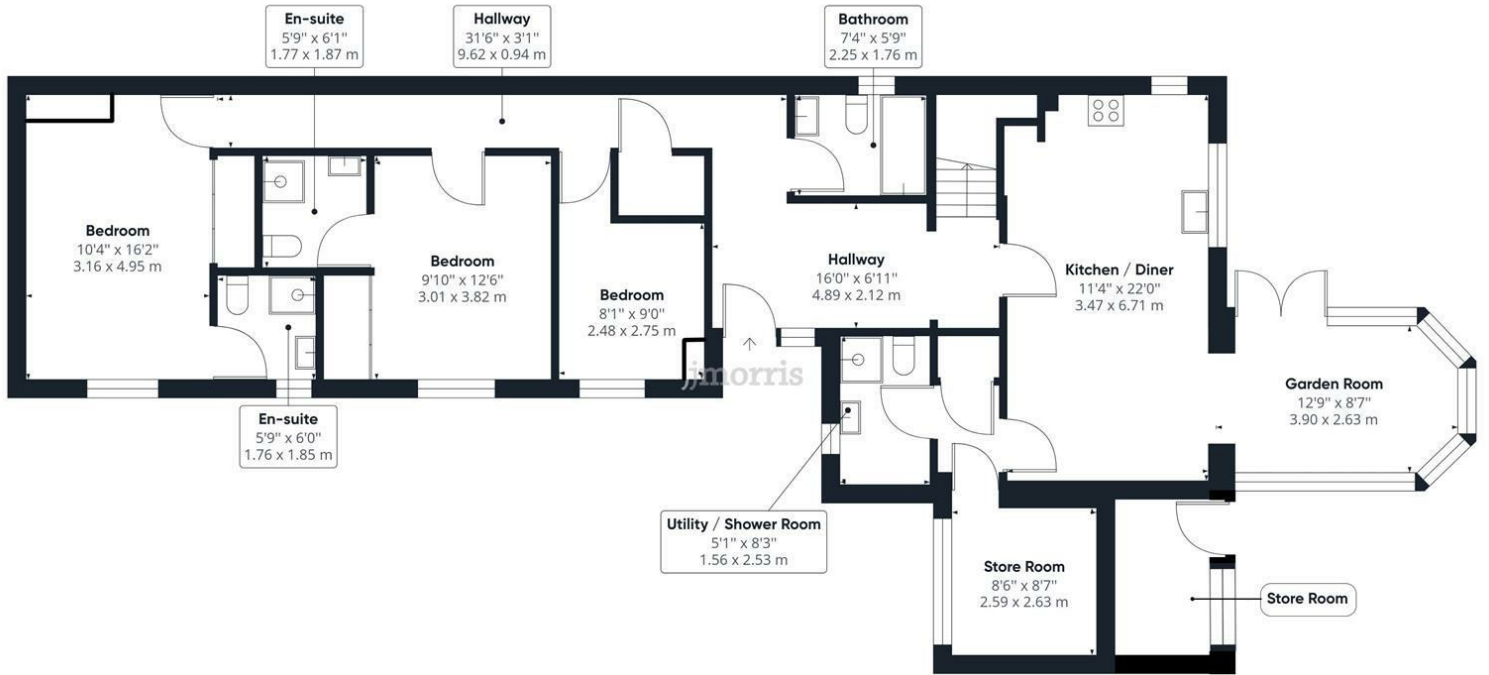
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering & Ability To Purchase

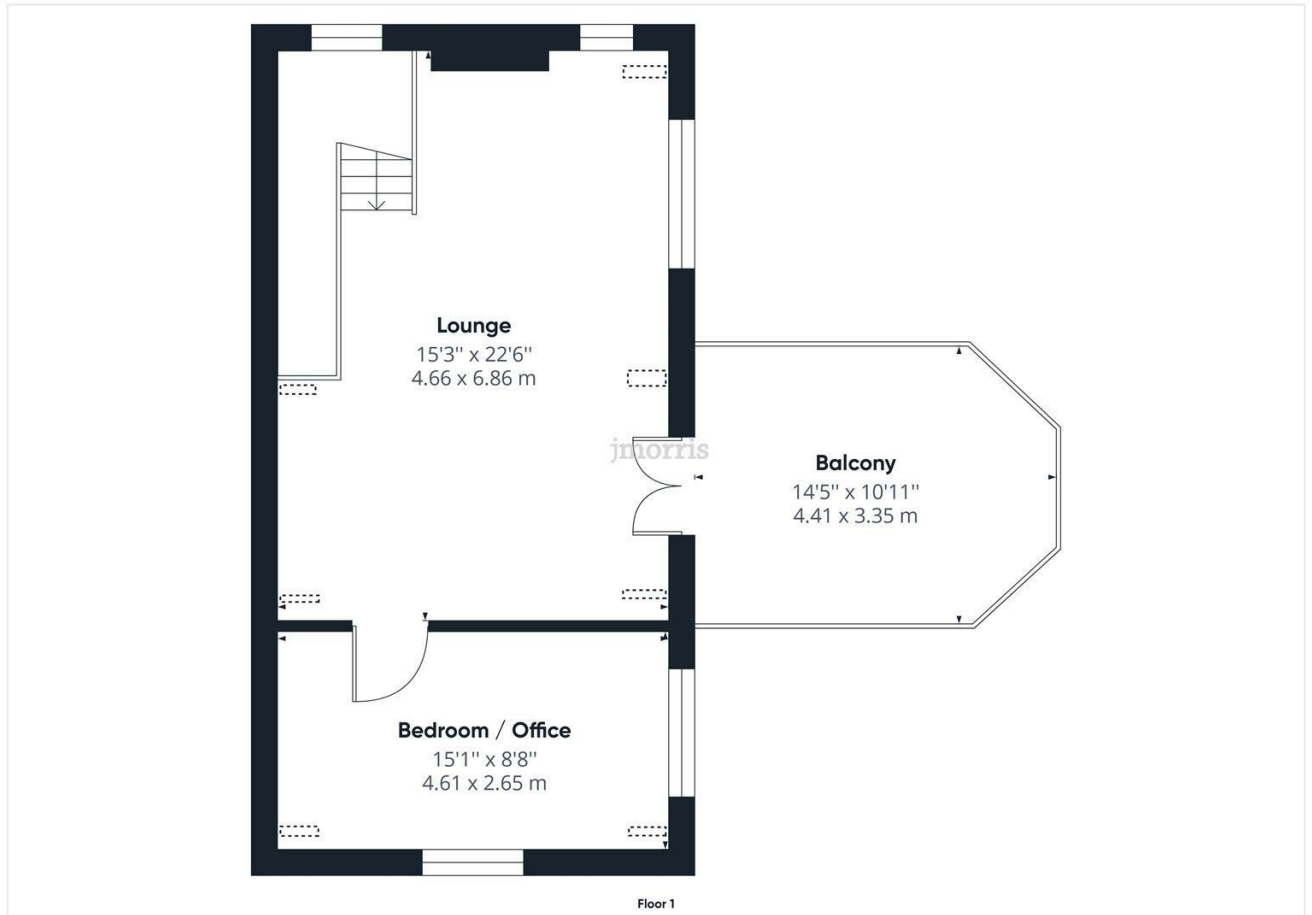
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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 Plan



Floor 0

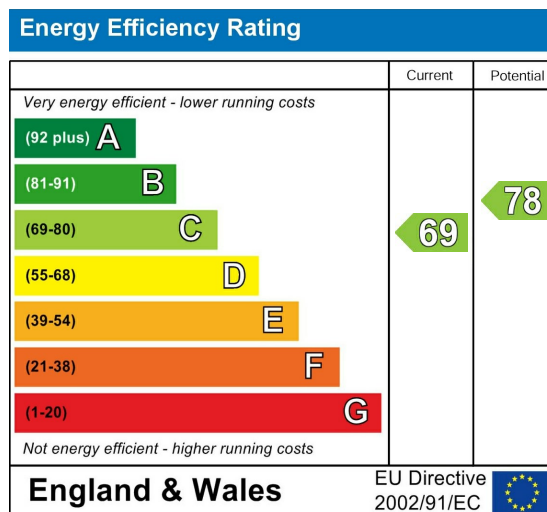


Floor 1

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.