

Kylemore, Llangolman, SA66 7XN

Offers In The Region Of £400,000

A wonderfully presented and spacious detached bungalow with delightful mature gardens, situated within the small country village of Llangolman, roughly 9 miles North from Narberth town. The property is set in the middle of a lovely plot with established front and rear gardens, with gated driveway, ample parking, a detached garage and is boarded on 2 sides by farmland with no immediate neighbours to either side. Internally the property offers 2 spacious reception rooms, a large kitchen/diner, 3 double bedrooms (one currently used as a dining room), 2 en-suites and a dressing room to the master bedroom. All of the property, inside and out, is immaculately kept and would make a superb home. Viewing is essential!

Situation

The property is situated in the semi-rural small village of Llangolman, a short drive from Clynderwen village which has a train station, pharmacy and useful convenience store. The nearest town of Narberth provides ample shopping facilities and amenities to cater for most every day needs. From this location you can also comfortably drive to Crymych Leisure Centre and Llys-Y-Fran Lake & Visitor Centre.

Accommodation

Entrance Hall



Entered by a wooden front door with double glazed obscure side window screen, engineered oak flooring, exposed ceiling beam, radiator, built in storage cupboard, built in airing cupboard, doors open to:

Kitchen/Diner



Fitted with a range of wall and base storage units, worktops over, single drainer sink, oil fired Rayburn set within a feature fireplace with tiled walls, 4 ring electric hob with extractor over, eye level double oven, part tiled walls, 2 double glazed windows to front aspect, radiator, part solid

oak flooring. Utility area in far corner of room with plumbing for washing machine, Butler sink with tiled splash backs and external double glazed stable wooden door to side of house by the garage, access to spacious loft space with potential to convert (2.3m head height).

Lounge



Entered by double doors. With a feature fireplace with wooden beam mantel, parquet wood flooring by fireplace, exposed ceiling beam, double glazed windows to front and far side aspects, 2 radiators.

Living Room



With impressive red brick fireplace housing a wood burning stove with wooden beam mantel over, double glazed external sliding patio doors to rear patio terrace, double glazed window to rear, radiators, door to:

Study

Double glazed window to far side, radiator. Full fibre broadband and voice over internet phone line.

Bedroom 1



With large dressing room area fitted with wardrobes and radiator. This Leads on to main bedroom with 2 double glazed windows to rear aspect, radiator, door to:

Ensuite



Comprising a corner bath with mixer shower, pedestal wash hand basin, W.C, frosted double glazed window, tiled walls, radiator.

Bedroom 2



Double glazed window to far side, radiator, door to:

Ensuite

Comprising a Armitage shanks shower tub with electric shower over, W.C, pedestal wash hand basin, tiled walls, frosted double glazed window, radiator.

Bedroom 3 / Dining Room



Double glazed window to far side, engineered oak flooring, radiator.

Shower Room



Comprising a corner shower cubical, W.C, wash hand basin set in vanity storage unit, frosted double glazed window, radiator, part tiled walls.

Externally



The property sits within a mature plot, approximately a quarter of an acre in total size, with gated driveway providing ample parking and turning space at part of the front, along with front garden areas that are established with a variety of colourful shrubs, evergreens and plants which all provide excellent screening and privacy. The driveway leads up to a detached garage and paved garden paths lead around the bungalow to the far side and rear. At the far side there is a built in boiler room providing useful storage space as well as the oil fired boiler which serves the domestic hot water and central heating. The rear garden has a lovely patio seating area which is also accessed from the Living Room, and a beautifully kept raised garden with summer house, green houses, useful store sheds, raised vegetable beds, various shrubs and plants, pretty borders and is encased by a Beech boundary hedge.



Garage

The garage has been internally adapted for use as a hobby room with a stud wall up a few feet back from the garage door, power, heating and lighting is connected.

Utilities & Services

Heating Source: Oil Fired Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Klargester high performance private sewerage treatment plant - fully serviced and registered.

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

CCTV installed for added security.

Directions

From Narberth proceed up the main A478 for some 6 miles or so, travelling through Clynderwen, Llandissilio and on to Efailwen where you then turn left signposted Llangolman. Follow the road and travel over the bridge etc until you enter the village itself. Travel straight through passing the garage on your left and keep going until you come to another cluster of properties outside the village centre and this property is found on your right hand side as identified by our JIMorris for sale sign.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.5mbps upload and 4mbps 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - None & 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

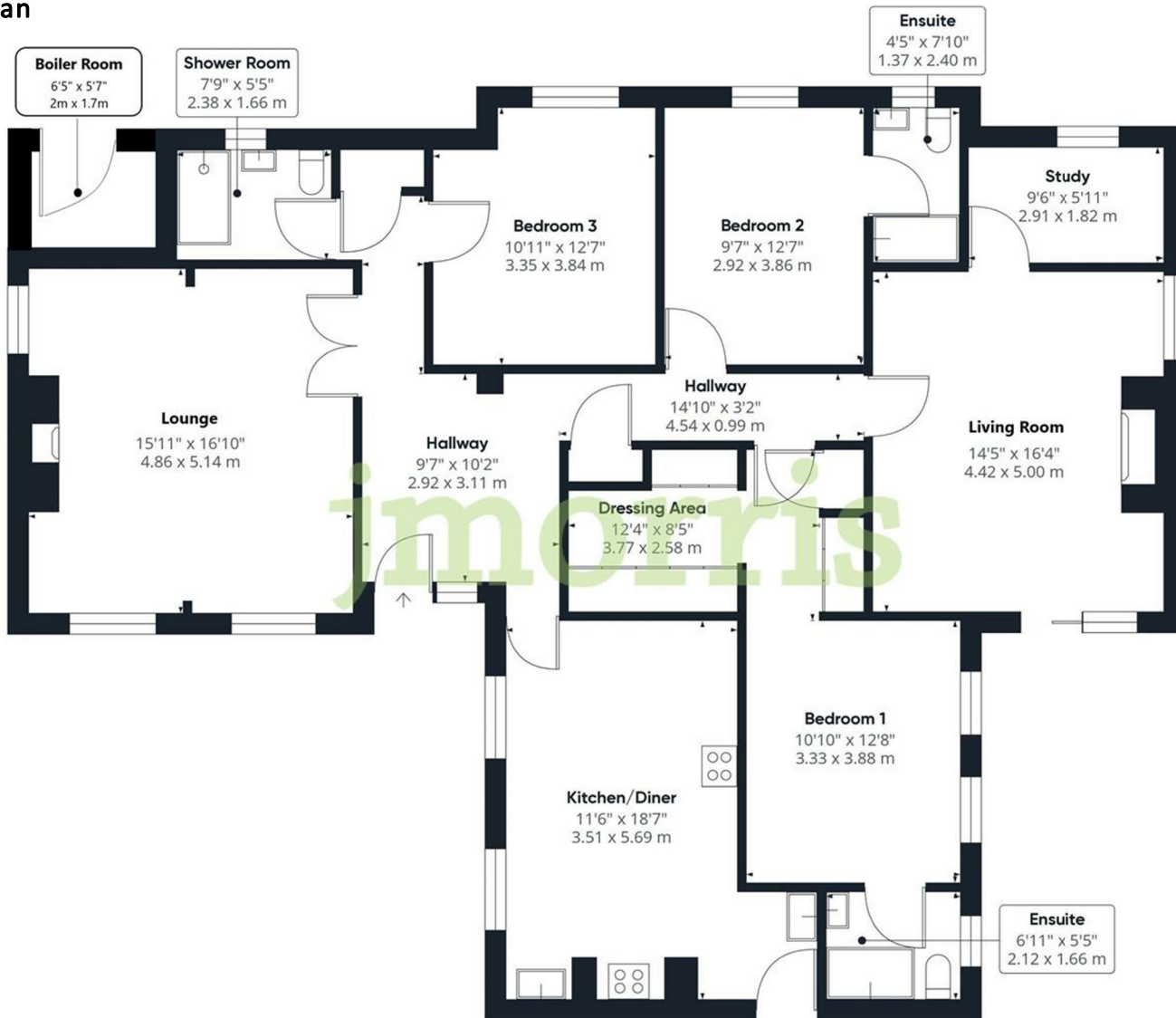
obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering & 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.

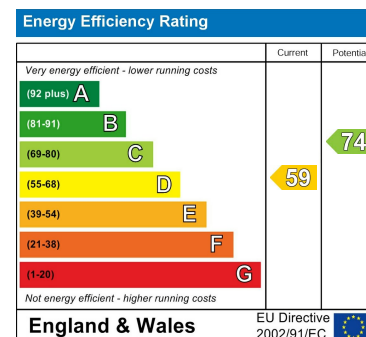
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com