



Primrose Cottage , Lampeter Velfrey, SA67 8UH

Offers In Excess Of £275,000

This remarkable cottage has the wow factor! Welcome to Primrose Cottage, an extended, super high quality, 3 bedroom cottage with impressive accommodation ready for immediate living. The property is situated in the pretty little village of Lampeter Velfrey, only 3 miles from the town of Narberth. It offers deceptively spacious accommodation with a huge open plan luxury kitchen with large French doors opening out to a private rear garden. There is delightfully cosy lounge with wood burner and 3 bedrooms (one on the ground floor with an ensuite shower room) and two large doubles on the first floor, plus main bathroom. This really is a most appealing property with lots of charm and features. Viewing is strongly advised to fully appreciate all that it offers.

Situation

The cottage is situated within the pretty country village of Lampeter Velfrey, which has an historical church and recreational park. It is only 3 miles approximately from the town of Narberth which has a wide range of shopping and leisure facilities to include cafes, the queens hall venue with a range of music and show events, train station connecting to Tenby and Pembroke, bakers, boutique clothes and gift shops plus much more. Approximately 3.5 miles in the opposite direction (east) is the small town of Whitland which has a railway station connecting to Carmarthen/Swansea, schooling and basic shops and amenities. Approximately 9 miles distant is the town of St Clears which has a dual carriageway road connection to Carmarthen and the M4 corridor. Approximately 5 miles south is the beautiful Pembrokeshire coastline with stunning beaches and cliff top walks. This cottage is really well positioned for easily reaching all the above and the rest of beautiful Pembrokeshire.

Accommodation

A double glazed front door opens into:

Entrance Hall

Quarry tiled flooring, space to hang coats and leave shoes, oak door opens into:

Lounge



A lovely cosy room with exposed ceiling beams, wood burning stove, double glazed window to front with custom made shutters, radiator, stairs rise up to the first floor, oak door opens on to:

Kitchen/Diner





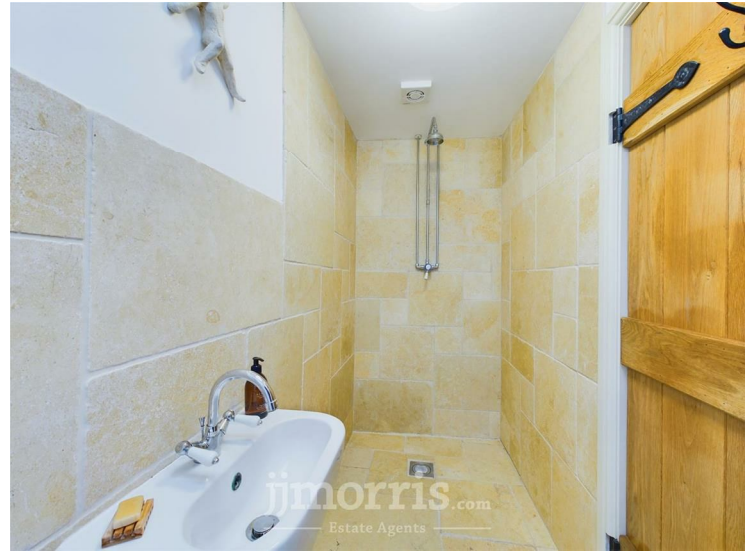
A stunning large room with wide double glazed French doors opening out to the rear garden. Fitted with quality kitchen cupboards and granite work surfaces, Falcon professional range cooker with matching extractor hood, integrated dish washer, washing machine and tumble dryer, porcelain Belfast sink, integrated fridge freezer, slate tiled floor, ample room for dining table and chairs, radiators, ceiling spot lights, large built in under stairs storage cupboard, oak door opens through to:

Bedroom 3



A fantastic ground floor bedroom or snug, having the versatility to be used how ever you wish. Boasting double glazed French doors to the rear garden, radiator, oak door to:

En-Suite



A luxury wet room style en-suite with large showering area, part tiled walls and tiled flooring, pedestal wash hand basin, W.C, heated towel rail and Velux roof window.

First Floor Landing



Velux roof windows letting plenty of natural light in, spindle balustrade, oak doors to all rooms:

Bedroom 1



Another large bright bedroom at the back of the cottage, with Velux roof window, double glazed window, radiator, access to eaves storage space.

Bathroom



A bright large front bedroom with Velux roof windows, double glazed windows with custom made shutters and radiator.

Comprising a bath with shower over, W.C, pedestal wash hand basin, heated towel rail, tiled floor, part tiled walls, Velux roof window.

Bedroom 2



Externally



To the front of the property is a paved forecourt. To the rear is an enclosed private mature garden with brick paved patio, lawn, specimen apple tree, hedgerows and bushes. Secure gated side access from the next door property

provides right-of-way access when needed to Primrose Cottage garden, which is handy for when changing gas cylinders etc. There are no rights of way over Primrose cottage.

Utilities & Services

Heating Source: LPG Gas.

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth town centre, take the B4314 road and turn left signposted the Crematorium. Proceed on this road passing through Llan Mill and onto Lampeter Velfrey. As you come in to the village the property is found on the left hand side, before you reach St Peters church.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps 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 - None & Data - None

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

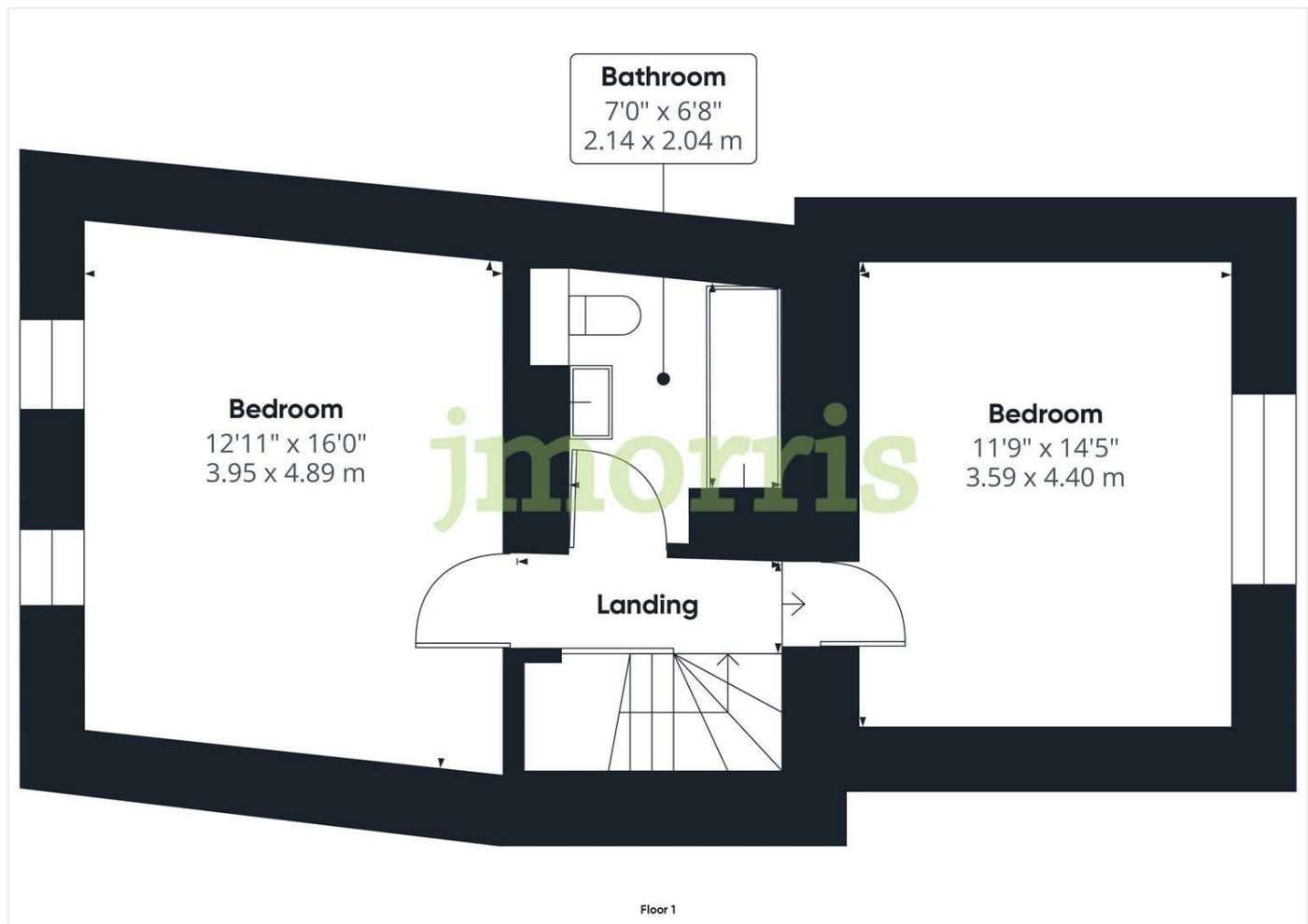
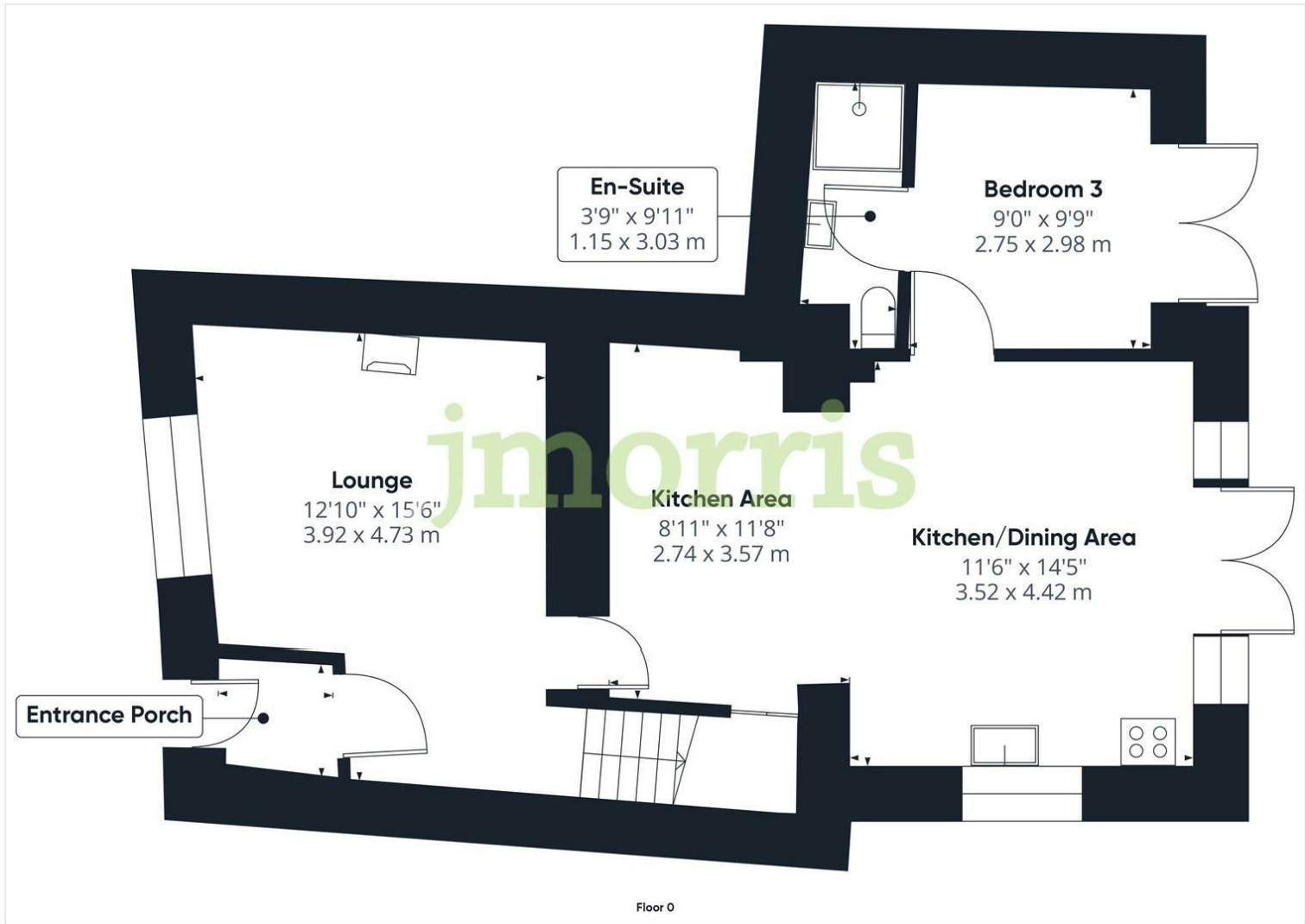
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Anti Money Laundering & Ability To Purchase

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.

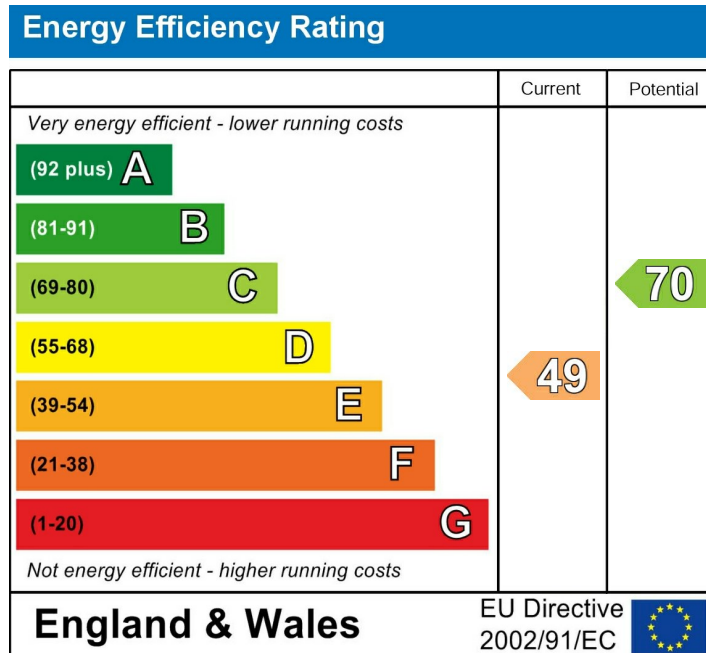
Floor Plan



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.