



The Hawthorns, Martletwy, SA67 8AS Offers In The Region Of £295,000

A good size 3 bedroom detached bungalow, standing within an impressive large garden plot, approximately a third of an acre in size, situated in the small pretty village of Martletwy. The grounds to this property wrap around the bungalow and will be especially appealing to someone interested in gardening or keeping chickens, wanting a poly tunnel, wish to plant a fruit orchard etc etc as the space available here is ideal for all these things and more. There is a gated driveway and detached garage (needing repair) but offers a footprint size which is generous for a workshop/garage. Viewing is needed to appreciate the excellent plot size, lovely village setting and size of the accommodation.

Situation

The property is situated in the small pretty village of Martletwy, centrally located in Pembrokeshire and within just a few miles from the idyllic Cleddau Estuary which is a haven for wildlife and has lovely walks to explore. The village is roughly 6.5 miles from Narberth town, 13 miles from Haverfordwest town and 10 miles from the south coast.

Accommodation

UPVC frosted double glazed front door with matching side door opens into:

Entrance Hall



L-shaped, 2 radiators, doors open to:

Lounge



Double glazed window to front and side, radiator. fireplace.

Kitchen/Diner



Fitted wall and base storage units, worktops, one and a half bowl single drainer sink, space for cooker with extractor hood over, dining area, double glazed windows to rear, radiator, double glazed door opens to:

Conservatory



Double glazed windows around overlooking the grounds, external double glazed French doors to rear garden.

Bedroom 1



Double glazed window to front, radiator. built in wardrobe.

Bedroom 3



Double glazed window to rear, built in storage cupboards/wardrobe, radiator.

Bedroom 2



Double glazed window to front, built in sliding mirrored wardrobe, radiator.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, radiator, frosted double glazed window to rear,

Cloak Room

W.C, bidet, wash hand basin, radiator, frosted double glazed window to rear.

Utility



Plumbing for washing machine, Belfast sink, tiled floor, space for further white goods, double glazed door to:

Rear Porch

Wall mounted boiler serving the domestic hot water and central heating, double glazed window and external door to rear garden.

Externally



The property is accessed by its own gated driveway to the rear side which leads onto a hardstanding area for parking and provides access to the Garage, which is in need of roof repair and general improvement. Gardens flow all around the bungalow and are level being mainly laid to lawns with colourful shrubs and plants. The boundary perimeter is mainly mature trees giving the garden a lovely sense of privacy.



Utilities & Services

Heating Source: LPG Gas Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Private Drainage

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

Directions

The property is located along Weston Lane within the village of Martletwy, as identified by our JIMorris for sale sign.

What3words: ///certainly.knitted.admires

Broadband Availability

According to the Ofcom website, this property has both

standard and superfast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps 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 - None & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - None

Vodafone Voice - None & Data - None

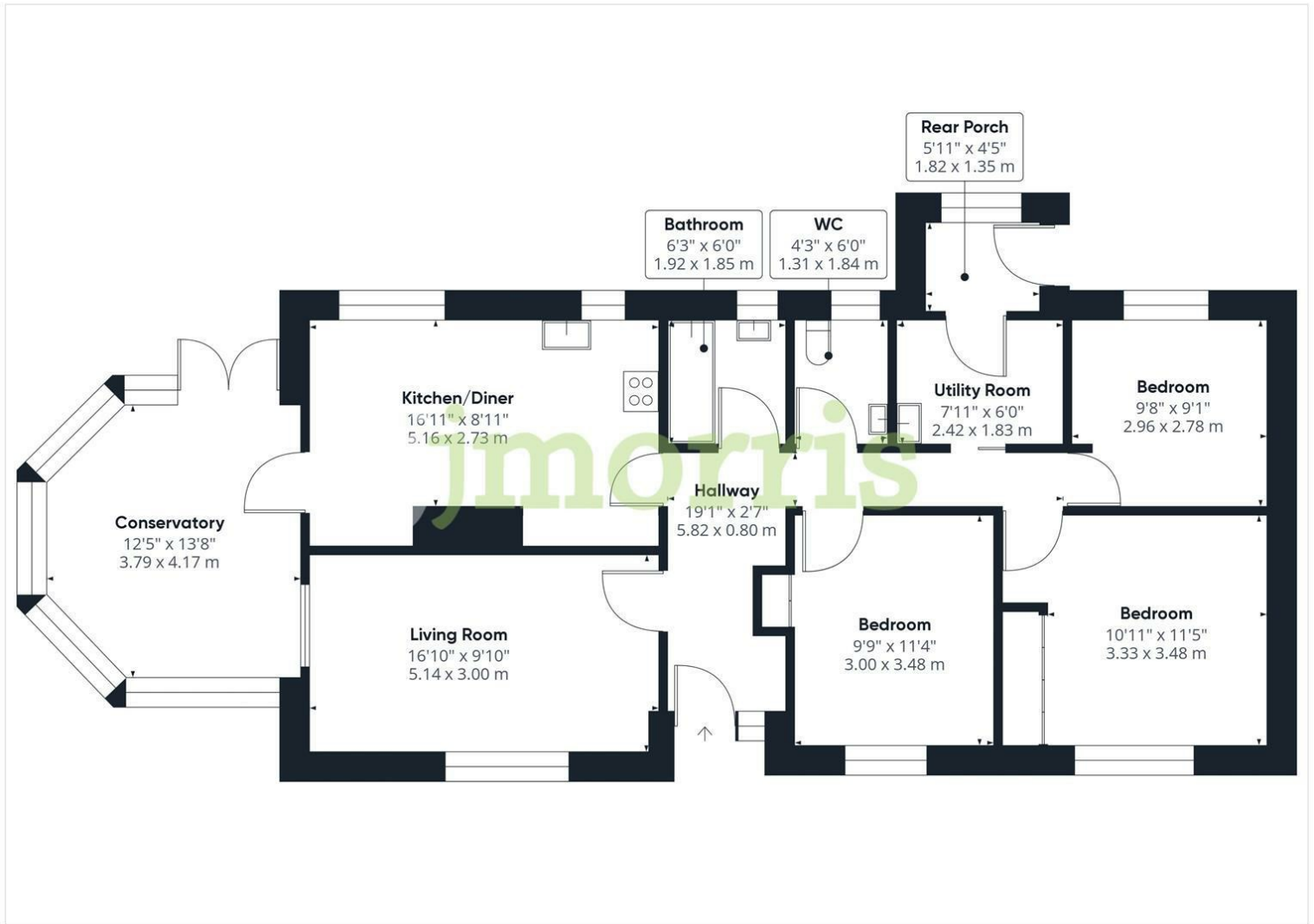
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering & 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.

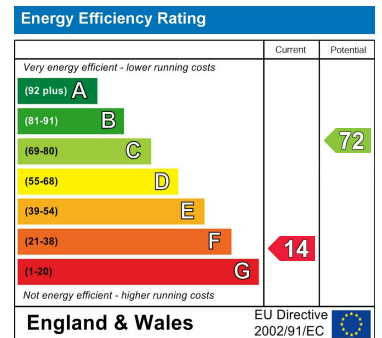
Floor Plan



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.

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