



**Bwythyn Canol, Summerhill, SA67 8LU**

**Offers In The Region Of £345,000**

A deceptively spacious 3 storey house with impressive kitchen/diner, sunny rear garden, off road car parking and master en-suite, situated approximately 1 mile from the coast and within easy reach of Amroth beach. The property is currently a successful holiday let but would equally make a fabulous main residence family home. There are 3 double bedrooms and ample living space, which can only be fully appreciated by coming to have a closer look.

### Situation

The property is situated in the popular village of Summerhill, only a mile or so from the coast, with near by beaches at Amroth, Wisemans Bridge and Saundersfoot.

### Accommodation

Double glazed front door opens into:

### Entrance Porch

Door opens into:

### Lounge



Fireplace housing a wood burning stove, double glazed window to front, under stairs storage cupboard, door to:

### Inner Hall

Stairs rise up to first floor. Doors to:

### Cloak Room

W.C, wash hand basin.

### Kitchen/Diner



Fitted with a range of wall and base storage units, worktops, electric oven, gas hob, stainless steel extractor hood, one and a half bowl sink, integrated dish washer and washing machine, open plan through to a large garden room/dining area with double glazed windows around, Velux roof windows and external double glazed French doors opening out to the garden.

## First Floor Landing



Stairs continue up to second floor, radiator, doors open to:

## Bedroom 1



A lovely large bedroom with 2 double glazed windows at the rear, fitted wardrobes, radiator.

## Bedroom 2



Another large room with 2 double glazed windows to the front and radiator.

## Bathroom



Comprising a good size shower enclosure with shower fed directly from the boiler, W.C, pedestal wash hand basin, heated towel rail, part tiled walls.

## Store Room

With radiator.

## Second Floor Landing

Radiator, door opens to:

### Study/Snug



### Bedroom 3



Vaulted ceiling with double glazed window to rear and fitted blinds, radiator, sliding door to:

### En-Suite



Double glazed dormer window to front with distant sea views, built in cupboard housing a gas fired combi boiler serving the domestic hot water and central heating. Door opens to:



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

## Externally



To the front of the property is a walled forecourt with bin and wood storage area. There is off road car parking for 2 vehicles, set to the side of the house. At the rear there is a lovely big patio and level lawned garden with useful shed and LPG gas cylinder.



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### Utilities & Services

Heating Source: LPG Gas Central 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

The property is easily found in the popular village of Summerhill, directly opposite the turning for Amroth.

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps 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 - Limited & Data - None

Vodafone Voice - None & Data - None

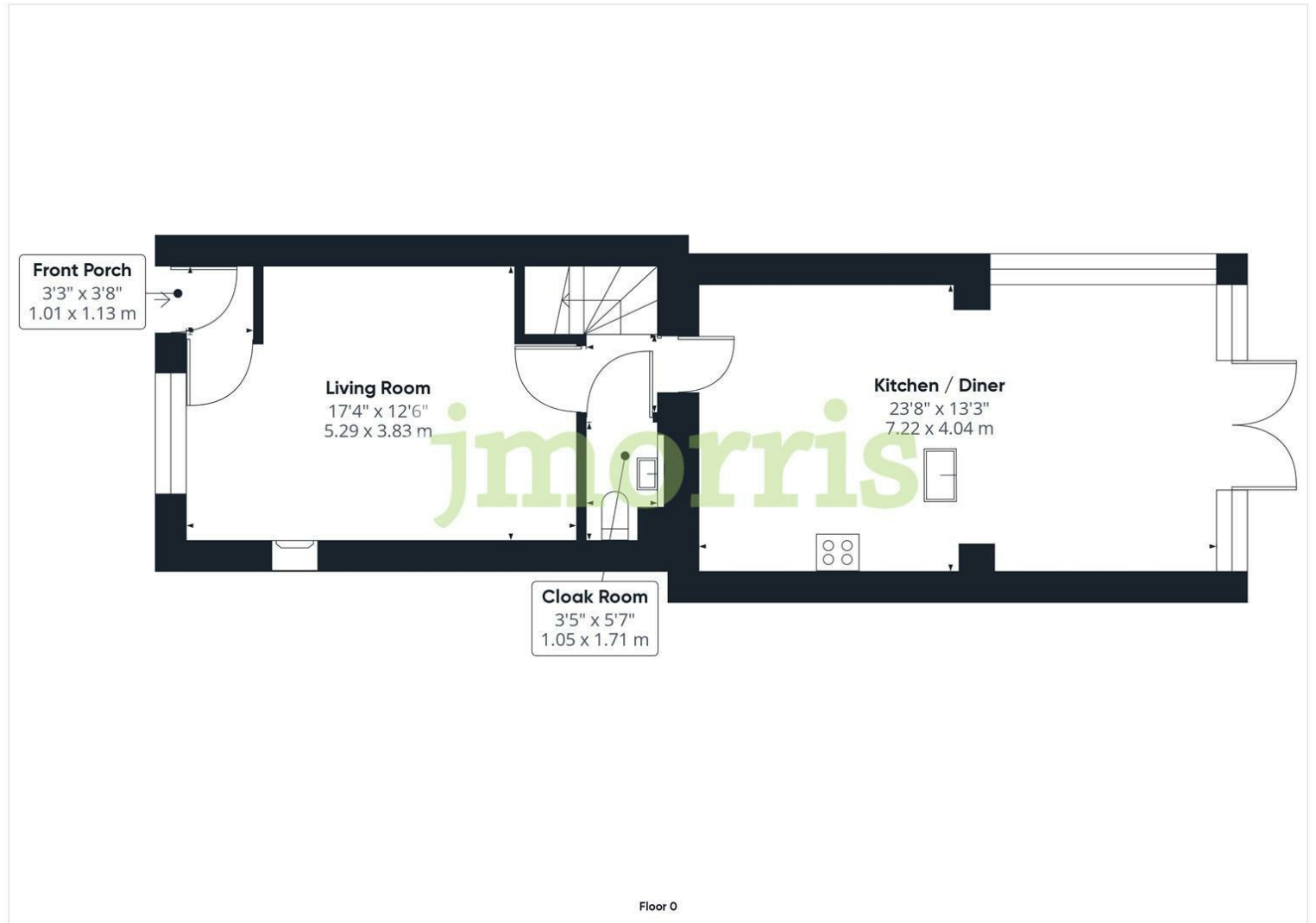
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

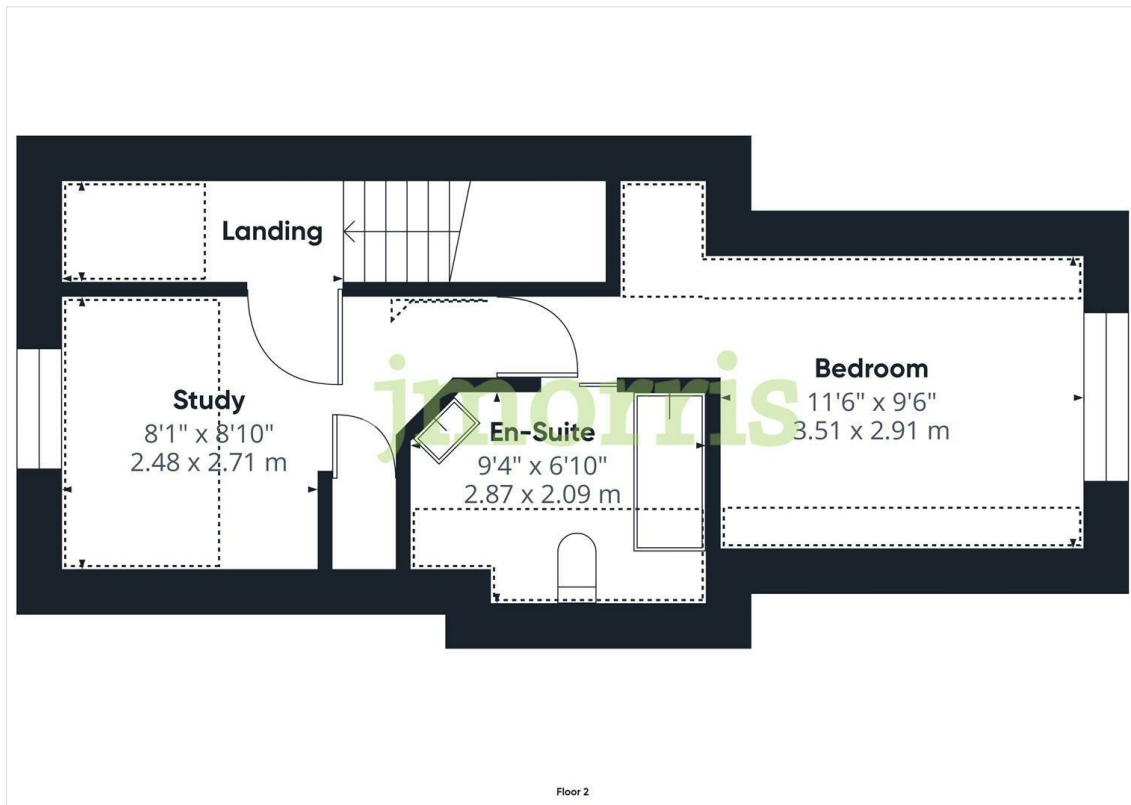
### **Anti Money Laundering & Ability To Purchase**

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.

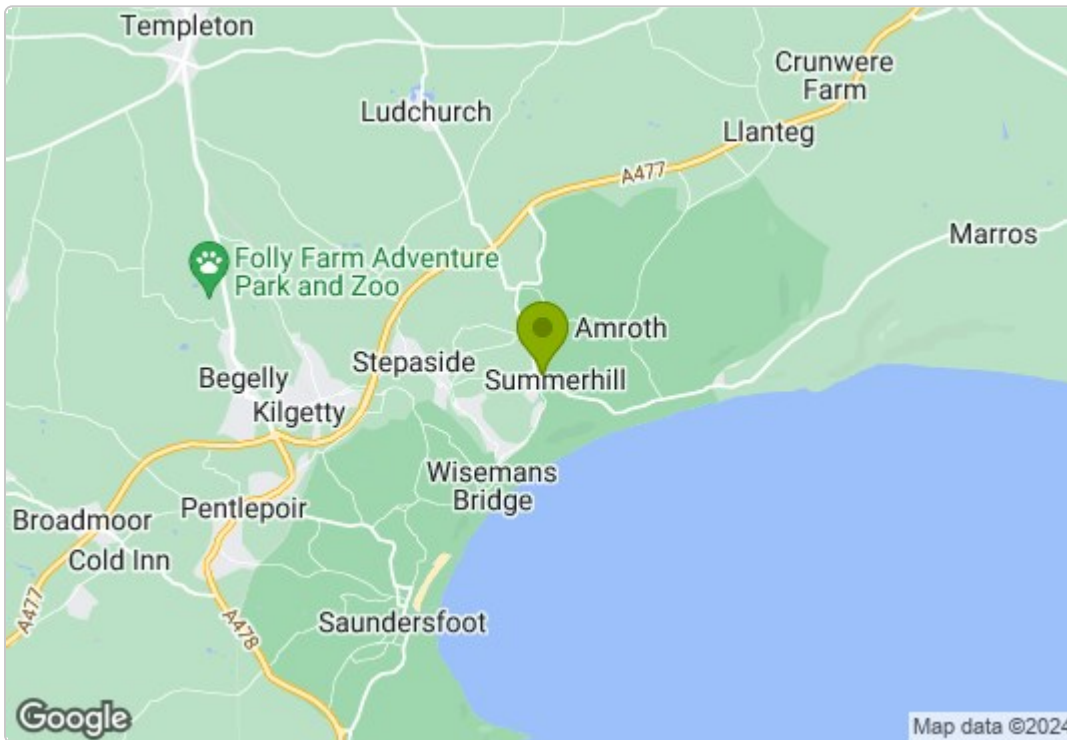
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

# Floor Plan





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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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