



Pen Y Bryn, Llanddewi Velfrey, SA67 7PA

Offers In The Region Of £200,000

A semi-detached traditional cottage, situated in the popular village of Llanddewi Velfrey, benefitting from a good size garden, workshop/garage and far reaching rural views. Inside the cottage is well kept and provides 3 double bedrooms (1 on the ground floor and 2 upstairs) and has recently had a modern Air Source central heating system installed. The rest of the accommodation has cottage features and character, but would benefit from some decorative updating. Viewing is needed to appreciate the views, the garden and potential on offer.

Situation

The property is situated within the village of Llanddewi Velfrey, which has the benefit of a garage and a convenience store, with further local services available in the nearby settlements of Clynderwen and Llandissilio. The towns of Narberth and Whitland are also within easy reach and these both provide a reasonable range of services and amenities that cater for most everyday requirements. The proximity of the A40 ensures that the larger towns of Haverfordwest and Carmarthen, which are the county towns of Pembrokeshire and Carmarthenshire respectively, are within relatively easy reach and these are the major employment centres in the area although several other towns are also within easy car driving distance. The coastal resorts of South Pembrokeshire coastline are also within relatively easy reach.

Accommodation

Frosted double glazed front door opens into:

Entrance Hall

With built in storage cupboard and doors opening to:

Lounge



Open traditional fireplace, exposed ceiling beams, radiator, double glazed window to front. Door to:

Bedroom 3



Double glazed window to side, radiator.

Dining Room



Open fireplace, radiator, double glazed window to front, stair rise to first floor, exposed ceiling beams, door to:

Kitchen



Fitted with a range of wall and base storage units, worktops, single drainer sink, electric cooker point, space for white goods, part tiled walls, built in pantry, door to Lobby and door to:

Conservatory

Double glazed windows to rear enjoying wonderful rural views, external double glazed door to rear.

Lobby

Door to:

Bathroom



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, part tiled walls, radiator, frosted window.

First Floor Landing

Access to loft, storage recess, doors to:

Bedroom 1



Double glazed windows to front and side, radiators, modern insulated water cylinder.

Bedroom 2



Double glazed window to front, radiator.

Externally



To the front of the cottage is a hard standing, miniature walled, front garden and parking area with gated access into the side garden, laid mainly to lawn and being of a good size. This leads down to the detached workshop/garage and detached shed. At the rear of the cottage is a hardstanding concreted patio area.

Garage/Workshop & Shed



Block built with double doors to front, power and lighting connected. Adjoining corrugated shed.

Services

Mains water, drainage and electric. Solar panels and Air Source heating.

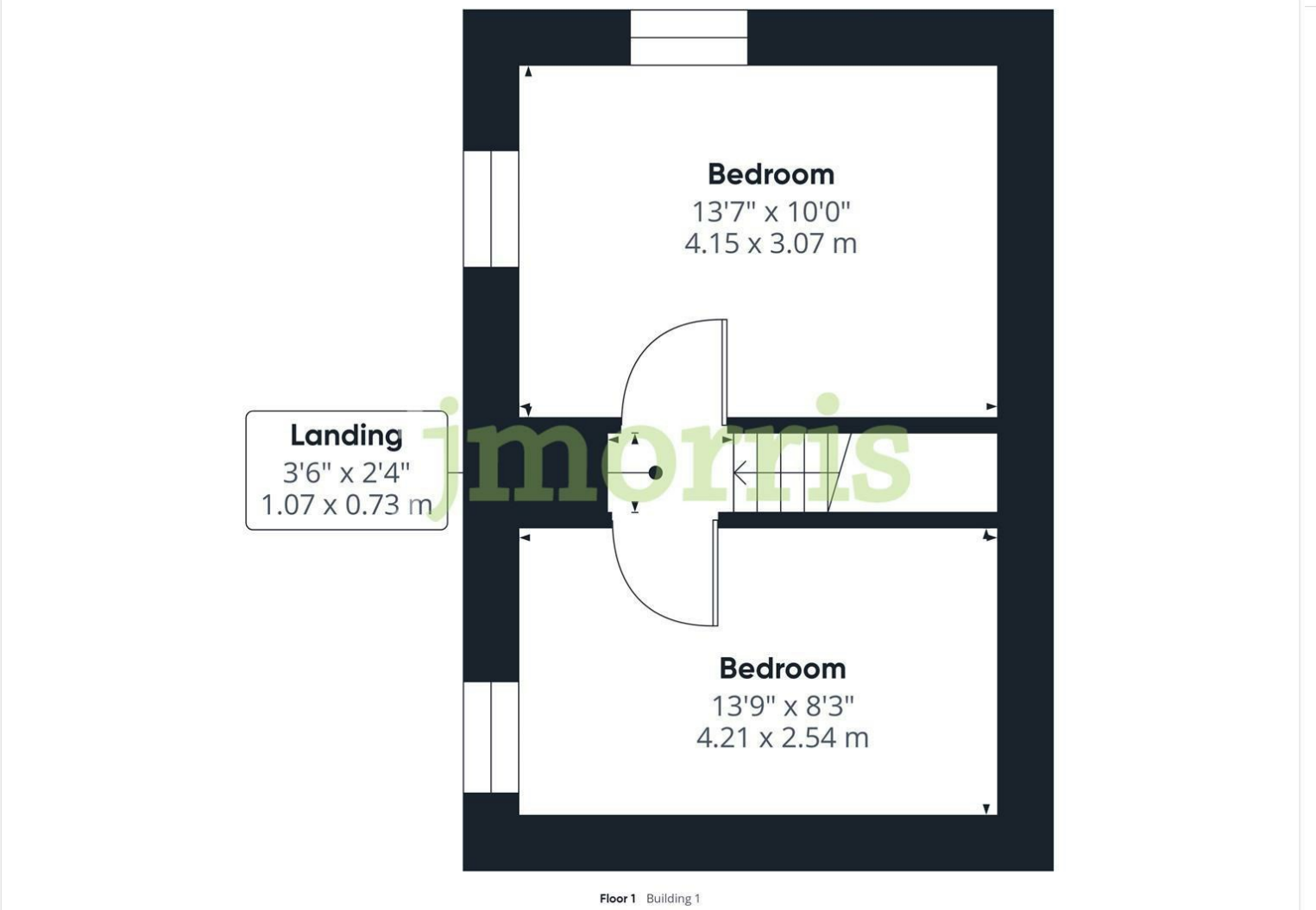
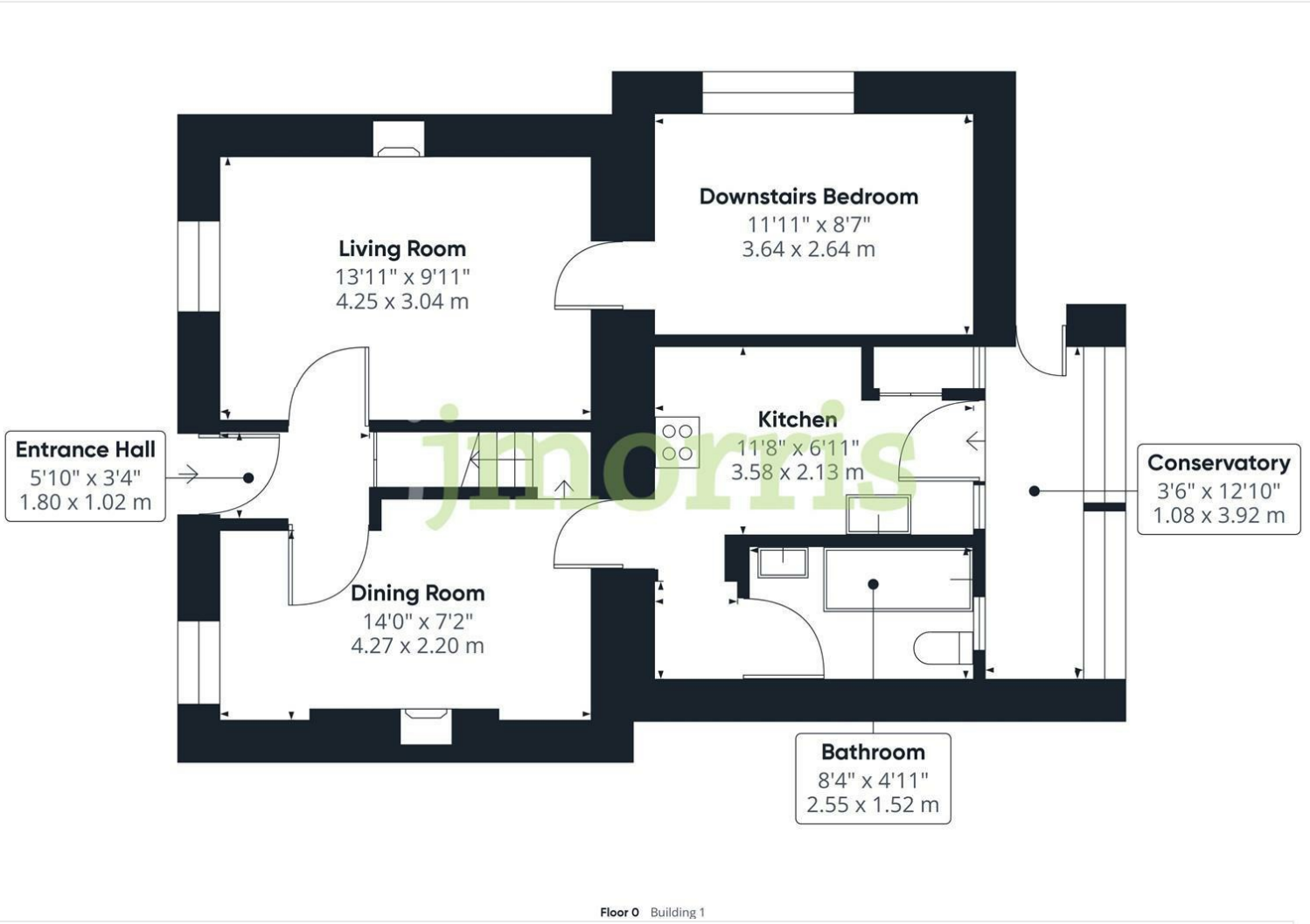
Tenure

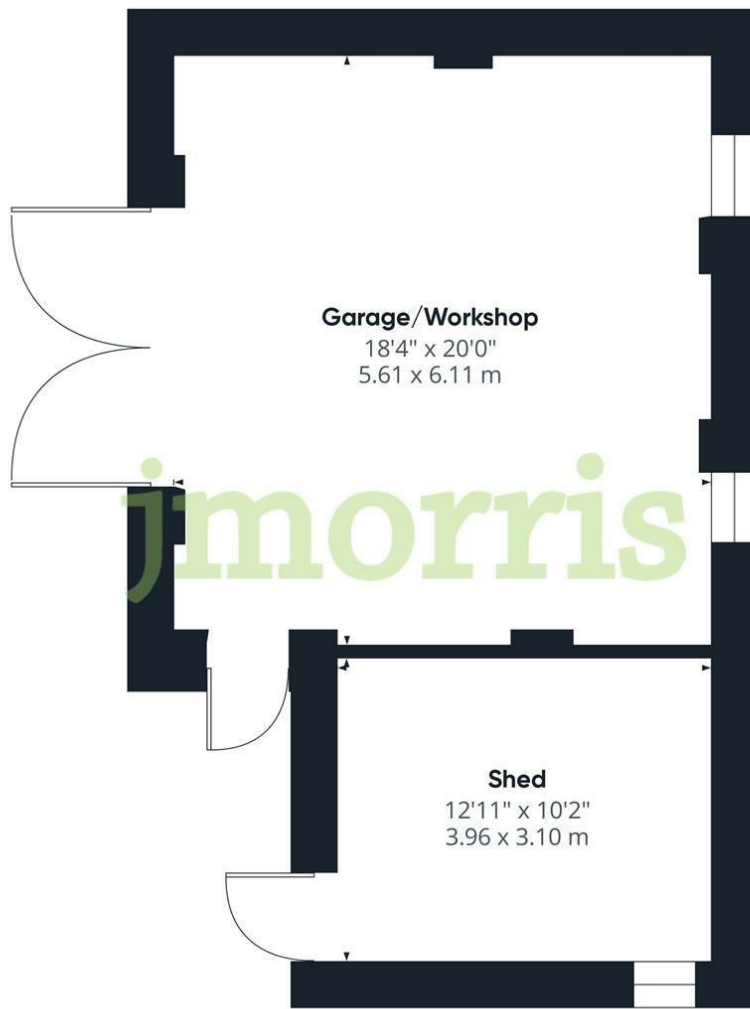
Freehold

Directions

From Narberth, proceed on the A40 towards St Clears and the first village you come into is Llanddewi Velfrey. The cottage is located on the right hand side, as identified by our JJMorris for sale sign.

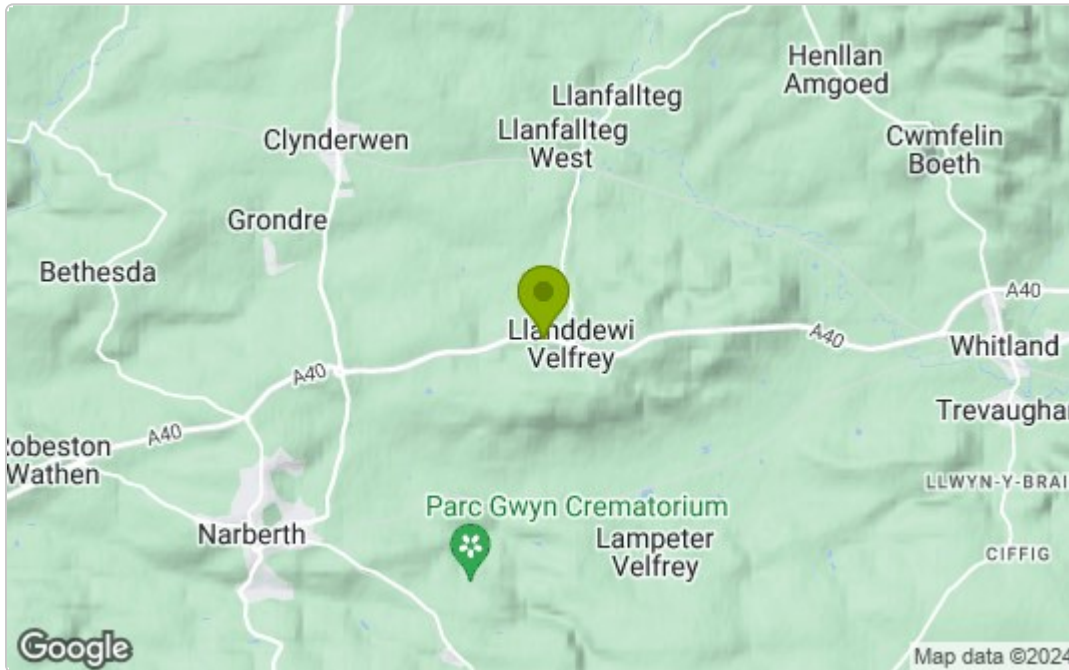
Floor Plan





Floor 0 Building 2

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.