



Penygaer Cottage, Login, SA34 0TN

Offers In The Region Of £405,000

A detached 5 bedroom cottage with no immediate neighbours, boasting a grazing paddock and large gardens amounting to approximately 1.25 acres, plus fabulous far reaching countryside views, situated down a shared private driveway just outside the village of Login. The accommodation is beautifully presented and tastefully designed with lovely character features such as an impressive Inglenook fireplace with wood burning stove, part exposed stone walls and ceiling beams. The property is of an excellent size and would make an ideal family home. Viewing is a must for buyers seeking the good life who wish to keep some animals or grow some veg in an unspoilt rural location.

Situation

The property is situated in a rural location, down a privately owned shared track (this cottage enjoys right of way use) located on the outskirts of Login village. Within easy driving distance are the villages of Llanglydwyn which has a local pub, Glandy Cross which has a petrol station and mini market and the village of Crymych which has a range of shops and amenities to include both primary and secondary schooling. The town of Narberth is roughly 10 miles distant, Cardigan is roughly 16 miles and Carmarthen 18 miles.

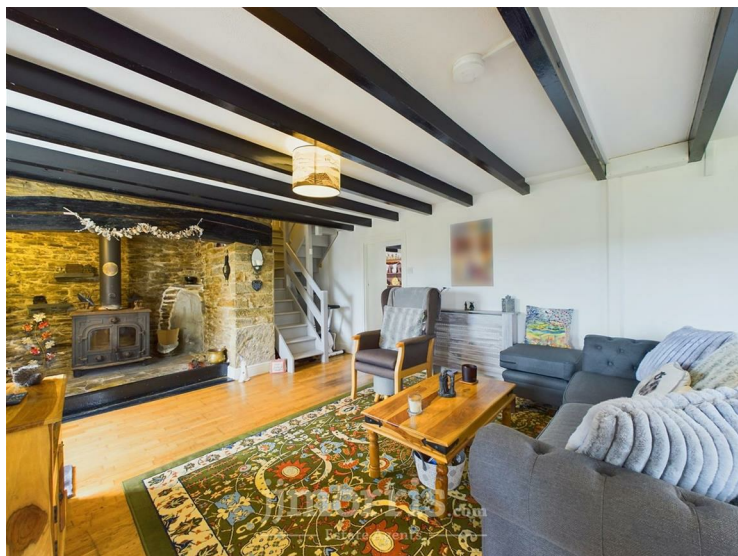
Accommodation

Double glazed front door opens into:

Entrance Porch

Double glazed windows to both sides, tiled floor, glazed door opens into:

Lounge/Diner



Impressive inglenook fireplace with exposed stonework and wooden beam mantel housing a large wood burning stove, exposed ceiling beams, double glazed windows to front and side enjoying a countryside aspect, stairs rise to first floor, radiators, space for table and chairs. Door to:

Lobby



Tiled floor, window to rear, ceiling beams, door to Utility, opening leads on to:

Kitchen



Continuation of tiled flooring with under floor heating,

range of fitted wall and base storage units, worktops, one and a half bowl sink and drainer, range oven and extractor hood, plumbing for dish washer, part tiled walls, door to:

The Cwtch



Double glazed window to front, external French double glazed doors to side patio, radiator.

Utility

External door to rear, plumbing for washing machine, space for further white goods, tiled floor, door to:

Shower Room

Comprising a corner shower cubical, pedestal wash hand basin, W.C, Worcester oil fired boiler serving the domestic hot water and central heating. Frosted window to side, part tiled walls.

First Floor Landing

Split landing, access to loft space, built in airing cupboard, doors open to:

Bedroom 1



Double glazed window to front enjoying rural views, radiator.

Bedroom 2



Double glazed windows to both front and side aspects enjoying rural views, radiator.

Bedroom 3



Double glazed windows to rear and side aspects with rural views, built in wardrobes, radiator.

Bedroom 4



Double glazed window to front with rural views, inglenook shelf, radiator.

Bedroom 5

Double glazed window to rear, radiator.

Bathroom



Comprising a bath, shower cubical, pedestal wash hand basin, W.C, radiator, frosted double glazed window to rear, part tiled walls.

Externally





To the front of the property is an enclosed gravel garden with shrubs and plants which leads to both sides. The near side has a large level lawn garden and the far side has a driveway providing off road parking space which leads up to a detached garage. Further to this side are old stone walls from a redundant building and a further area which could be more garden or parking space from where gated access leads into the rear paddock. At the back of the house is a strip of garden and the fenced and gated rear paddock which offers good general purpose grazing.

Directions

From the centre of Login village travel following the sign to Llanglydwen and proceed over the small bridge, bearing left and continuing up the hill. Take the 2nd turning on the right (marked by our JJB Morris pointer sign) and proceed down this minor road to the first left hand driveway which leads to the property and is identified by our JJB Morris For Sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///sleeping.compress.tenses

Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to Standard 12mbps upload and 1mbps 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 - None & Data - None

O2 Voice - None & Data - None

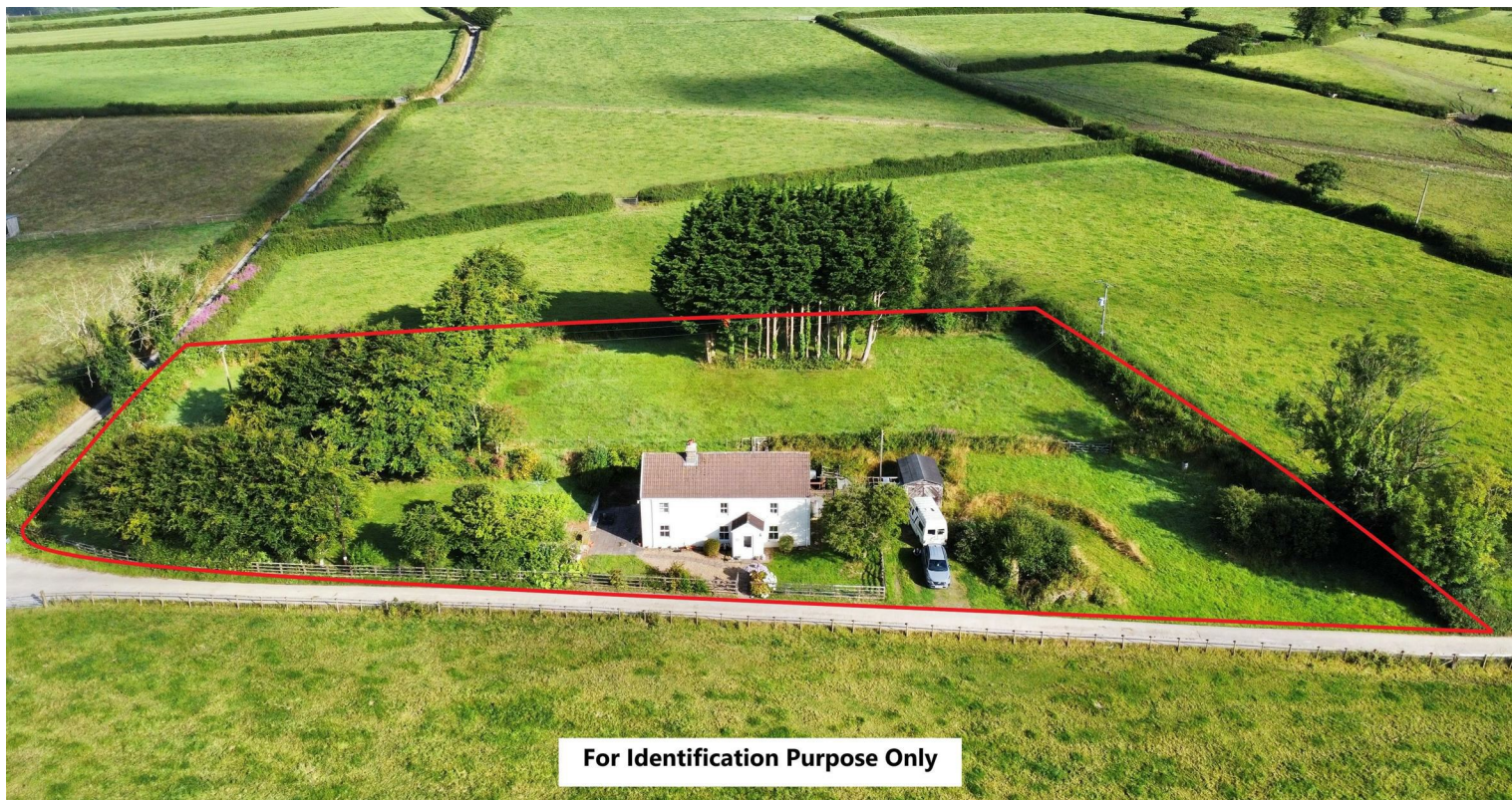
Vodafone Voice - None & Data - None

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 buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and 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.

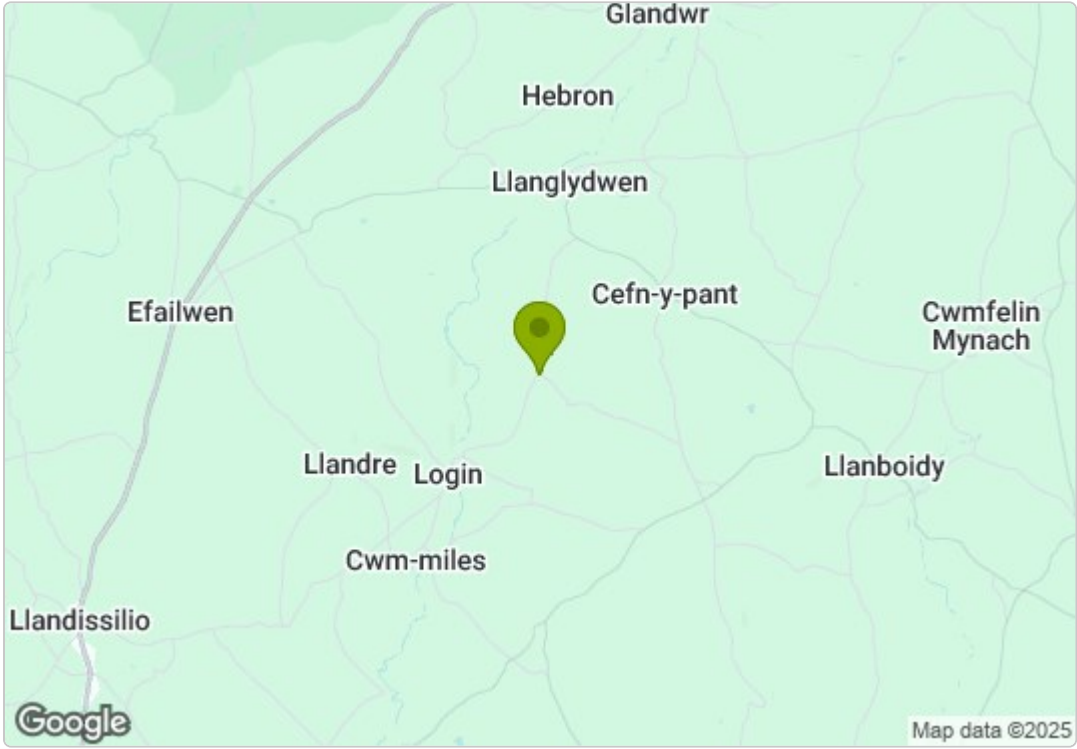
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



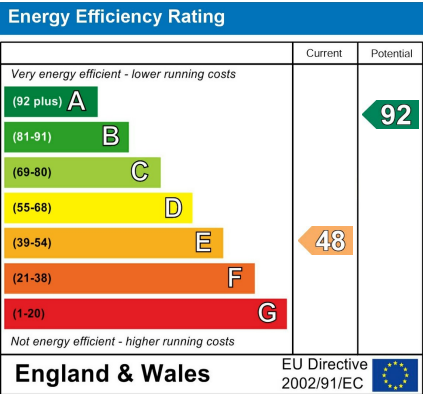
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.