



Tegfan, Clynderwen, SA66 7NH Offers In The Region Of £220,000

A spacious detached bungalow, being offered for sale with no onward chain, situated conveniently in the popular village of Clynderwen. The property would benefit from updating and general improvement but would make a fantastic large bungalow when all done, ideal for either a family or a couple looking for plenty of living space with 2 large reception rooms, a generous kitchen/diner, conservatory, bathroom and 2 double bedrooms. Externally there is a driveway providing off road car parking space, garage and good size rear garden with patio.

Well worth a look to those buyers not afraid of a doing some work. Internal photos to follow soon.

Situation

The property is situated in the village of Clunderwen with near by amenities to include a train station with line running to Carmarthen and beyond, a village shop, pharmacy, hair dressers, DIY stores and recreational field with play area and tennis courts. Narberth town is approximately 3.5 miles distance and provides a range of shops and services along a traditional high street, plus public swimming pool, CK's supermarket, cafes and restaurants etc. The main A40 road is approximately 1.5 miles distant and provides good road access to Haverfordwest or Carmarthen/the M4 corridor.

Accommodation

Double glazed front double doors opens into:

Front Porch

Double glazed windows, double glazed door opens to:

Entrance Hall



With access via a drop down ladder to the loft, built in store cupboard, radiators, doors to:

Living Room



Double glazed window to front, radiators, door to:

Kitchen Diner



Double glazed windows to rear and side, external double glazed door to side, fitted cupboards and worktop, single drainer stainless steel sink, plumbing for dish washer, space and connection for gas cooker, kitchen island, space for table and chairs, radiator, door back to hallway.

Sitting Room



Fireplace housing a wood burning stove, tiled floor, double glazed window to side, radiator, opening leads through to:

Conservatory



Tiled floor, fireplace with wood burning stove (double sided serving both the conservatory and sitting room), double glazed windows around with views onto the garden, radiator, external double glazed French doors.

Bedroom 2



Double glazed window to side, fitted wardrobe, radiator.

Bedroom 1



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

Bathroom



Comprising a bath, shower cubical, W.C, pedestal wash hand basin, heated towel rail, part tiled walls.

Externally



Directions

From Narberth, head due north across the A40 onto the A478 and proceed into Clunderwen. Proceed up through the village and the property is found on the right hand side, identified by our JMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///amps.horns.rotate

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 18mbps upload and 1mbps download and Superfast 72mbps upload and 17mbps 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 - Limited & Data - None

Vodafone Voice - Limited & Data - Limited

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

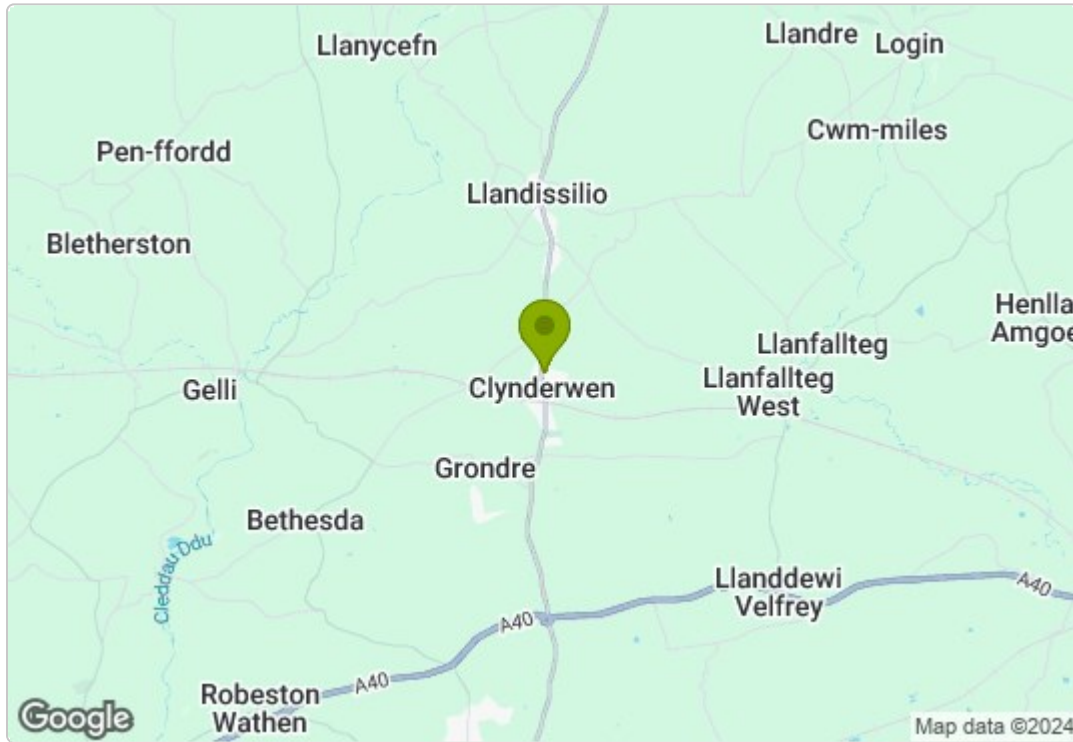
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

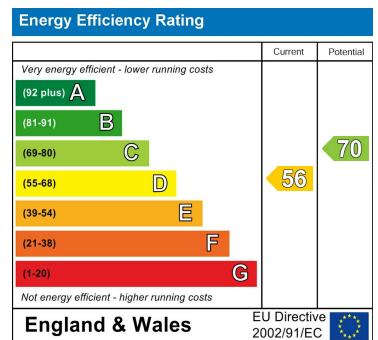
Floor Plan



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

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