



Woodland Vale, Ludchurch, SA67 8JE

Offers In The Region Of £259,950

A detached 3 bedroom bungalow set within an extremely large garden plot, just under 1 acre in size, located within the popular village of Ludchurch. The plot has two vehicular entrances off 2 different roads and falls within the local development plan, so the potential for site development could be likely (subject to planning permission). Alternatively, this would be a fantastic home for anyone who loves gardening. The construction of the bungalow is classed as non-traditional and is in need of some improvement works, therefore the sellers are seeking a cash buyer only. Viewing is needed to appreciate the plot size and overall potential on offer.

Situation

The property is situated in the the village of Ludchurch, set in the heart of South Pembrokeshire, some four miles or so from the market town of Narberth which benefits from a good range of independent shops, services and facilities. The glorious Pembrokeshire coast is approximately 3 miles distant, with a choice of beaches and popular seaside resorts to chose from, including Amroth, Saundersfoot and Tenby. The main A477 road is roughly 2 miles away linking to St Clears, Carmarthen and the M4.

Accommodation

Front door opens into:

Front Porch



Double glazed windows around, tiled flooring, glazed door and with matching side panels opens into:

Hallway



Fitted cupboard, doors open to:

Living Room



With an open fireplace, double glazed French doors to front, serving hatch to kitchen, electric heater, double glazed window to rear, door opens to:

Conservatory



Double glazed windows around and external French doors to side garden area, electric heater and tiled floor.

Kitchen/Diner



Comprising a range of fitted wall and base storage units with worktops, eye level double oven, electric hob with extractor over, single drainer stainless steel sink, part tiled walls, double glazed windows, space for white goods, ample space for dining, electric heater, built in storage cupboard, door opens to:



Comprising a range of fitted wall and base storage units with worktops, eye level double oven, electric hob with extractor over, single drainer stainless steel sink, part tiled walls, double glazed windows, space for white goods, ample space for dining, electric heater, built in storage cupboard, door opens to:

Utility

External double glazed door and window, plumbing for washing machine, space for white goods.

Bedroom 1



Double glazed window to front.

Bedroom 2



Double glazed window to rear.

Bedroom 3



Double glazed window to front.

Bathroom



Comprising a bath with electric shower over, pedestal wash basin, W.C, tiled walls, frosted double glazed windows.

Externally



The property sits in the middle of a large level plot measuring approximately 0.8 acres in size, mainly established with a surrounding array of mature garden areas, specimen trees and shrubs, seating areas and ample hard standing parking. There are 2 driveway entrances to the property and a detached double garage.

Directions

From Narberth travel to Princes Gate and at the crossroads travel across the road towards Amroth, after about 1 mile you enter the village of Ludchurch. Pass the Vale Holiday Park and as you come into the middle of the village you find the property on the right hand side, as identified by our JIMORRIS for sale sign.

Utilities & Services.

Heating Source: Electric & Solar

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: ///crunched.transmits.surfaces

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 - Likely & Data - Limited
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.

Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to standard 1mbps upload and 65mbps download and ultrafast 220mbps upload and 1000mbps 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.

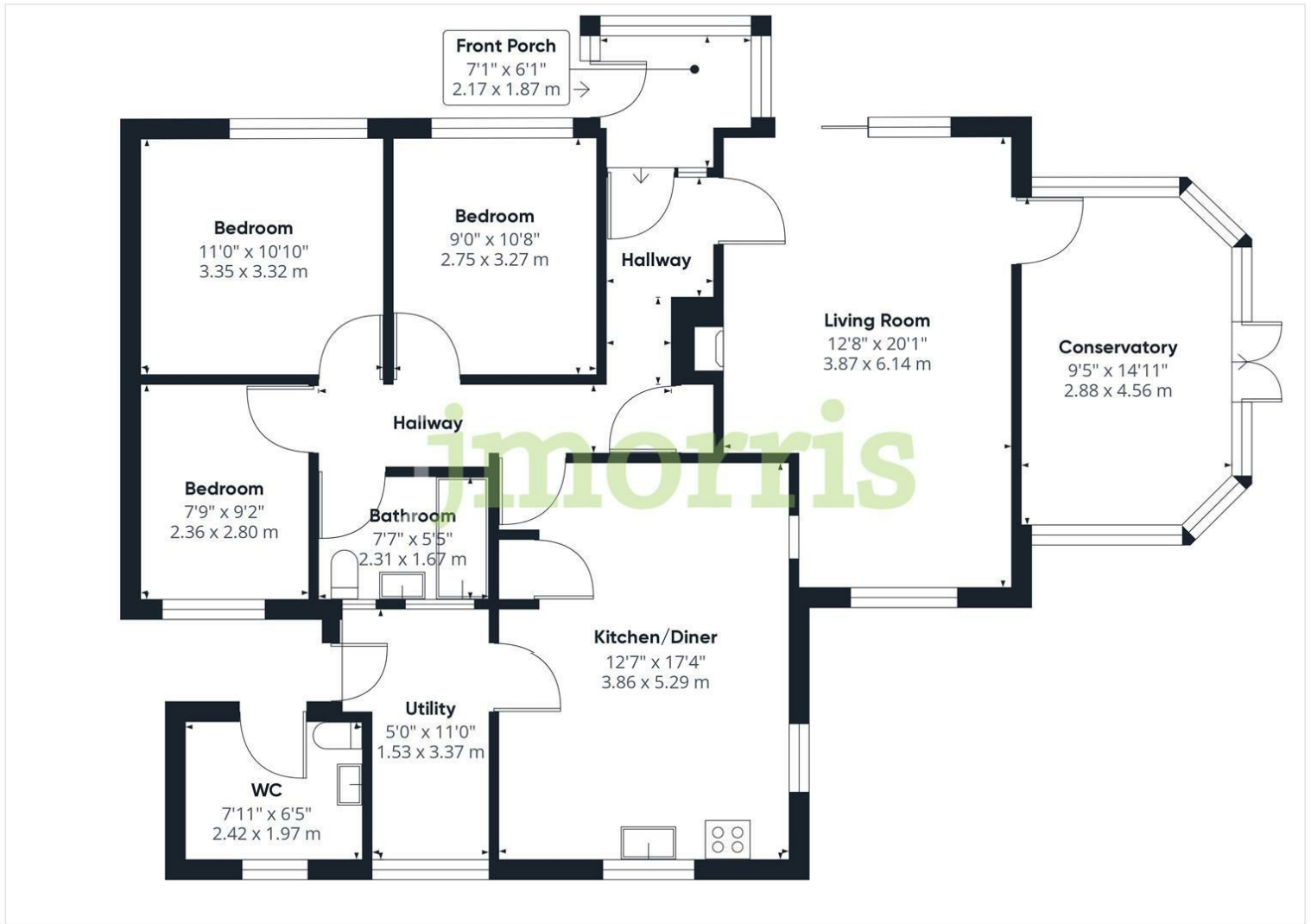
Anti Money Laundering and Ability To Purchase

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.

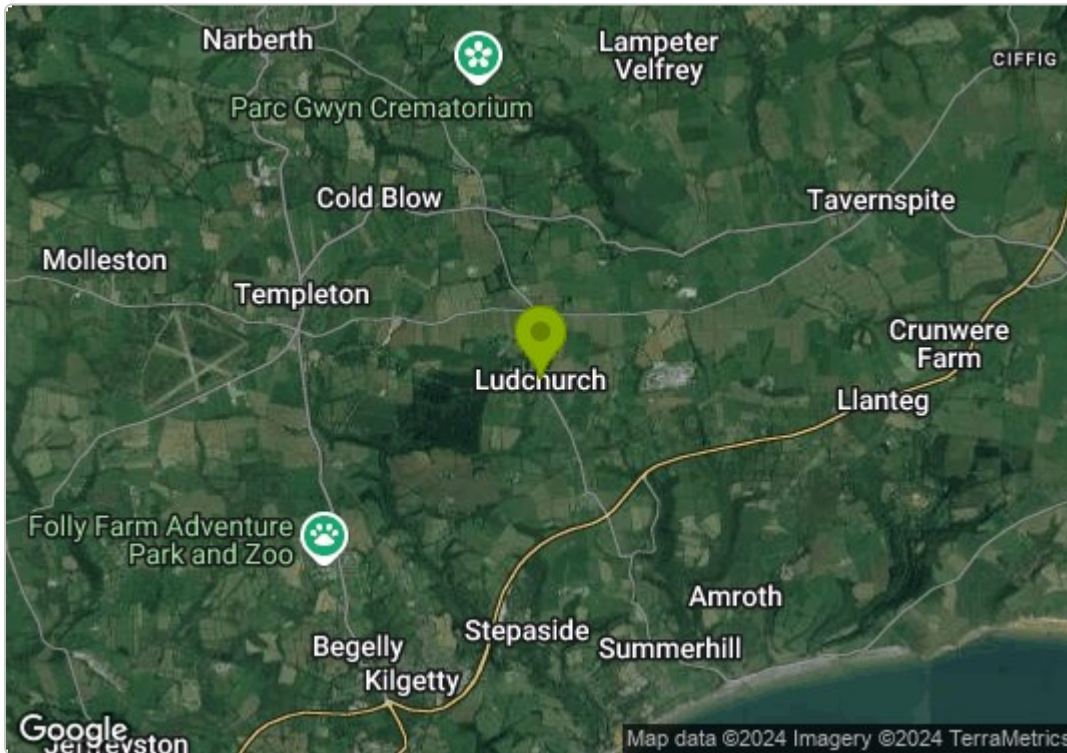
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



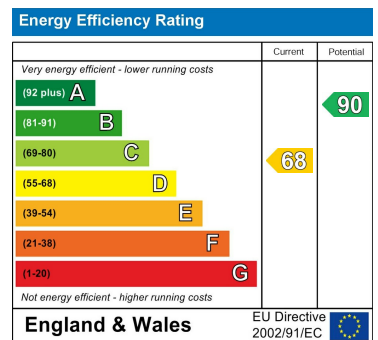
Floor Plan



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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