



2 Duncan Terrace, Maenclochog, SA66 7LQ

Asking Price £220,000

A traditional semi-detached house with 2/3 bedrooms and a wonderful garden, located conveniently in the popular country village of Maenclochog. The property benefits from having plenty of car parking space via its wide driveway and boasts a magnificent private mature garden with poly tunnel. The accommodation is characterful and also benefits from a modern air source heating system with solar panels and battery storage, making this property extremely efficient. Viewing is advised to appreciate the charming accommodation and lovely garden especially.

Situation

Maenclochog is a popular country village in Pembrokeshire's rural heartland, located at the foothills of the majestic Preseli Hills. There are good near by amenities with a petrol station, village stores, café, and primary schooling. The village is well placed for easily reaching by car larger surrounding towns such as Narberth, Cardigan, Fishguard and Haverfordwest, all having a wider range of shops and services.

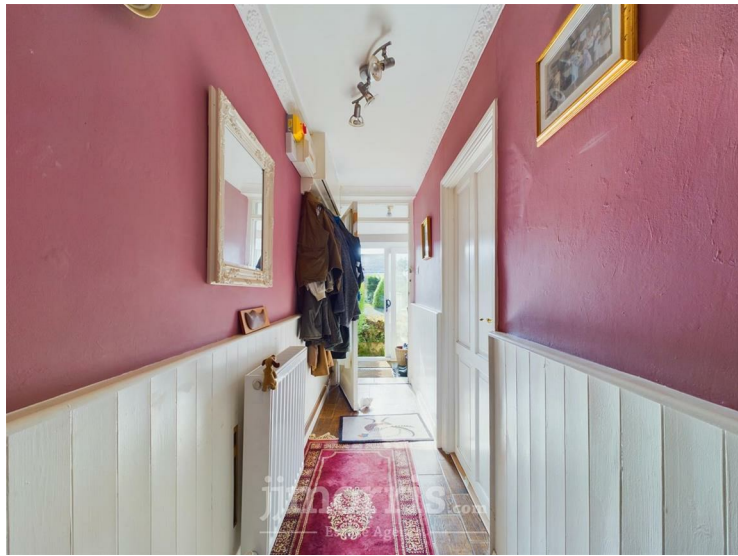
Accommodation

Sliding double glazed front door opens into

Porch

double glazed window to side, glazed door opens to:

Entrance Hall



Tiled flooring, radiator, door to dining room, opening leads through to:

Living Room



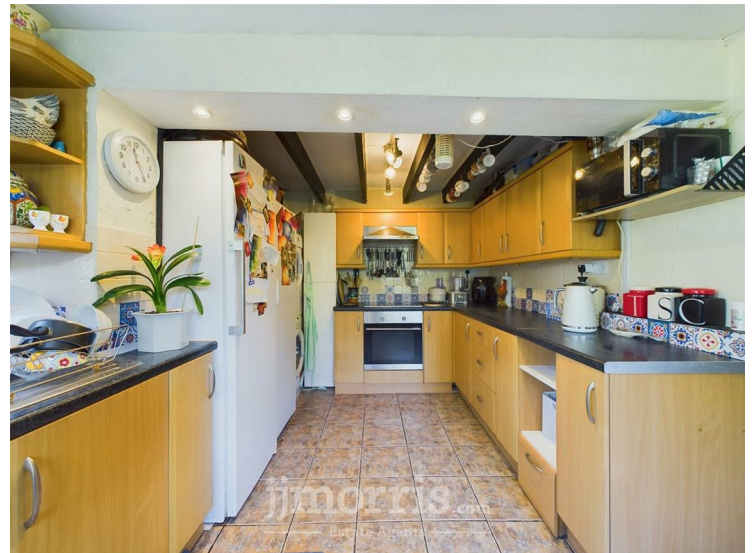
Stairs rise to first floor, fireplace, wood laminate flooring, radiator, built in storage cupboard, double doors to kitchen and large opening leads through to:

Dining Room



Double glazed window to front, radiator, continuation of wood laminate flooring, door to bedroom 3.

Kitchen



Fitted with a range of wall and base storage units, worktops over, electric oven, 4 ring electric hob, extractor hood over, single drainer sink, tiled flooring, radiator, double glazed windows and external door to garden, exposed beam ceiling, plumbing for washing machine, space for white goods etc.

Bedroom 3



Double glazed window to front and rear, wood laminate flooring, radiator, Baxi hot water cylinder fed by an air source heat pump and solar panels.

Bedroom 1



Twin double glazed windows to front, radiators,

First Floor Landing



Spindle balustrade, access to loft, radiator, built in airing cupboard, doors open to:

Bedroom 2



Double glazed window to rear, radiator.

Bathroom



Comprising a bath, shower cubical, W.C, wash hand basin set in vanity storage unit, tiled flooring, part tiled walls, frosted double glazed window to side.

Externally



To the front of the property is a wide hard standing driveway providing ample off road car parking space. Gated side access leads to the rear where there is a fabulous garden with an abundance of well established plants, trees and shrubs, central lawn, patio seating area, storage sheds, poly tunnel and small workshop. The garden is extremely private and is a lovely space to enjoy from a gardening or relaxing point of view.

Directions

In Maenclochog the property is found in the village centre, along the New Moat/Llys Y Fran road, set back on the right hand side and identified by our JJ Morris for sale sign.

Utilities & Services.

Heating Source: Air Source Heat

Services -

Electric: Mains & Solar with battery storage in the loft.

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///february.flicks.wimp

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 11mbps upload and 61mbps 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 - 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.

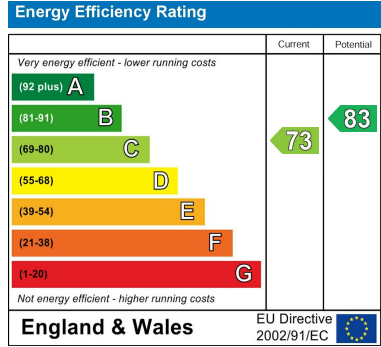
Floor Plan



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.