



Maes Y Bugail, Llanglydwen, SA34 0XP

Offers In The Region Of £419,950

A deceptively spacious 4 bedroom detached bungalow, set on a generous plot with large garden and a separate paddock, amounting altogether to approximately 1.14 acres in size. The property has well kept and nicely presented accommodation which is ready for immediate occupation with no onward chain. There is a large detached garage/workshop, driveway providing ample parking and turning, a sunny large patio, mature gardens, poly tunnel and grazing paddock with gated road access. Wonderful far reaching views are also enjoyed from the higher grounds which are well worth a mention. Viewing is needed to appreciate the lovely accommodation and plot on offer.

Situation

The property is situated in the rural country village of Llanglydwen, which has a family friendly pub within walking distance. There are two primary schools and two secondary schools in the catchment area. Approx 2.6 miles away there is a petrol station with post office and mini market all combined at Glandy Cross. Crymych village is also within easy driving distance and provides a range of local shops and services to include a leisure centre, butchers, pharmacy, secondary and primary schooling. The area is predominantly rural with lots of rolling countryside and outstanding scenery. The Preseli Hills are also within easy driving distance and provide miles of scenic walks and pony trekking.

Accommodation

Double glazed front door with frosted side panel opens into:

Entrance Hall



With a built in storage cupboard for coats and shoes etc, built in airing cupboard, radiator, stairs rise up to upper hallway, doors lead to bedrooms 1-3 and door opens to:

Cloak Room



Comprising a W.C, corner wash hand basin, part tiled wall, heated towel radiator, frosted double glazed window to front.

Upper Hallway

With doors leading to:

Living Room



Open fireplace with brick surround and tiled hearth, double glazed external door to front patio with matching height double glazed window panels, double glazed window to side enjoying lovely far reaching views, radiator.

Kitchen Diner



Fitted with a range of wall and base storage units, worktops over, single drainer sink, 4 ring electric hob, single electric oven, pull out extractor hood over, tiled splash backs, integrated fridges, double glazed windows to side, space for dining table and chairs, door opens to:

Utility



Fitted worktop and storage cupboards, plumbing for washing machine, space for further white goods, radiator, external double glazed door to side, double glazed window to rear, radiator.

Bedroom 4 / Study



Double glazed window to rear, radiator.

Bedroom 1



Double glazed window to rear, radiator, door to:

En-Suite



Comprising a corner shower cubical, W.C, wash hand basin, part tiled walls, radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to front, radiator.

Bathroom



Comprising a jacuzzi style bath with shower over, W.C, pedestal wash hand basin, tiled walls, frosted double glazed window to front, radiator, heated towel radiator.

Externally





The property enjoys its own private driveway which leads up to a large parking and turning area at the back of the property and where access leads to the detached garage. At the front of the bungalow there is a large patio and garden with lawn and mature hedgerows. To the far side is a

sloping garden laid mainly to grass with a pathway leading to the rear and apple orchard. At the rear/far side, behind the garage, there is a poly tunnel and the footings for a greenhouse with water tap close by. A pathway leads up to the top garden section and travels along through a 5 bar gate to the paddock, which is sloping and provides general grazing, with a shared 5 bar gated access onto the front council road.

Detached Garage/Workshop



With up and over door to front, windows, power and lighting, plus a separate room at the back with sink, side pedestrian door, window, power and lighting.

Directions

From our Narberth office travel north on the A478 for some 6 miles or so and at Efailwen take the right at the fork in the road for the village of Llanglydwen. Follow this road into the village. Go up past the "The Bont" pub on your left and the driveway leading up to the property is found on the left hand side, as identified by our JJ Morris for sale sign.

Utilities & Services.

Heating Source: Oil (external boiler)

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Carmarthenshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///self.tweezers.woods

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 21mbps download and Superfast 20mbps upload and 80mbps 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 - Limited & Data - Limited

Vodafone Voice - None & Data - None

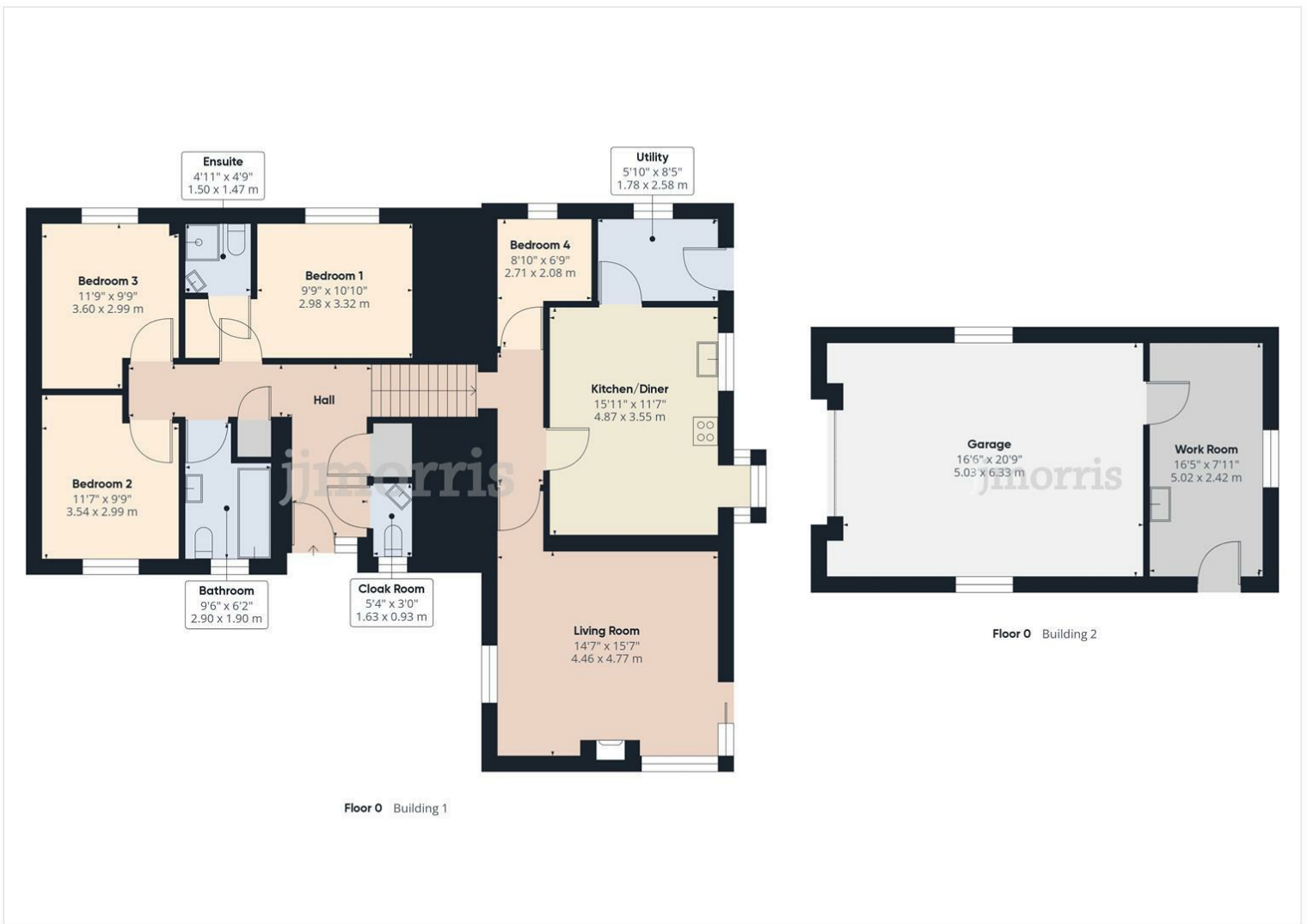
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their 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.

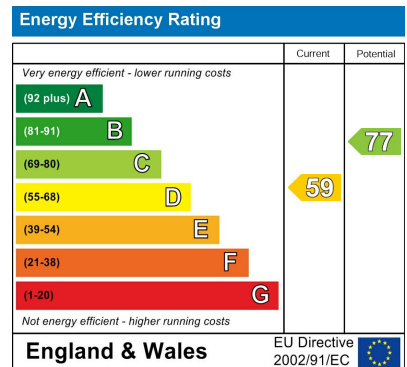
Floor Plan



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

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorriss.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorriss.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorriss.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorriss.com