



Erwyn, Clynderwen, SA66 7NE

**Offers In The Region Of £289,950**

A good size detached 3 bedroom bungalow, standing in an excellent plot with rear countryside views, located in the popular and convenient village of Clynderwen. The accommodation is neatly kept and presented, offering 2 reception rooms, a lovely kitchen and modern bathroom. There is also a large detached garage and driveway providing ample off road car parking space. This is an ideal home for retirement purpose or for a younger buyer seeking a family home. Viewing is highly recommended. No onward chain.



### Situation

The property is situated in the village of Clynderwen 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. The bustling, vibrant town of Narberth is just 3.5 miles away and is full of shops , cafes, bars/pubs restaurants, eateries, delicatessen's, a hub with street food and locally produced beers ,galleries, artisan bakery and all essential amenities. The main A40 road is approximately 1.5 miles distant and provides good road access to Haverfordwest or Carmarthen/the M4 corridor.

### Accommodation

Frosted double glazed front door with matching side screen opens into:

### Entrance Hall



Radiator, built in cupboard with wooden stairs rising to loft space, doors open to:

### Lounge



Double glazed window to front, fireplace with decorative slate surround, radiator, glazed double doors open to:

### Dining Room



Double glazed window to rear, radiator, space for table and chairs, door opens to:

### Kitchen



Fitted with cream shaker style cupboards at wall and base levels, worktop over, stainless steel single drainer sink, space for cooker with extractor hood above, tiled splash backs, plumbing for dish washer, double glazed window to rear enjoying views over the garden and across open countryside, tiled flooring, built in airing cupboard and boiler cupboard, door back to hallway, radiator, frosted double glazed door opens to:

### Rear Porch / Utility



Plumbing for washing machine, tiled floor, double glazed windows and external door to rear garden.

### Bedroom 2



Double glazed windows to rear garden with views over open countryside, radiator, built in wardrobes.

### Bedroom 1



Double glazed window to front, radiator.

### Bedroom 3



Double glazed window to front, radiator.



## Bathroom



Comprising a large walk-in shower with electric shower unit, W.C, pedestal wash hand basin, heated towel radiator, tiled flooring, tiled walls, frosted double glazed window to side.

## Externally



To the front is a good size level lawn garden with boundary wall and some mature shrubs and bushes. A hardstanding driveway leads along the side and down to the detached garage which allows ample off road car parking space for several vehicles. The rear garden is also of a good size and is level, being laid mainly to lawn and enjoys a lovely view out across beautiful countryside.

## Detached Garage

With an up and over door, service pit (filled in), window, power and lighting. A great versatile space for garage or studio/ gym.

## Directions

From Narberth, head due north across the A40 onto the A478 and proceed into Clynderwen. Proceed up into the village and the property is found on the left hand side, identified by our JJMorris 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: ///employ.emerald.obscuring

## 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 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 - 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.

### Anti Money Laundering and Ability To Purchase

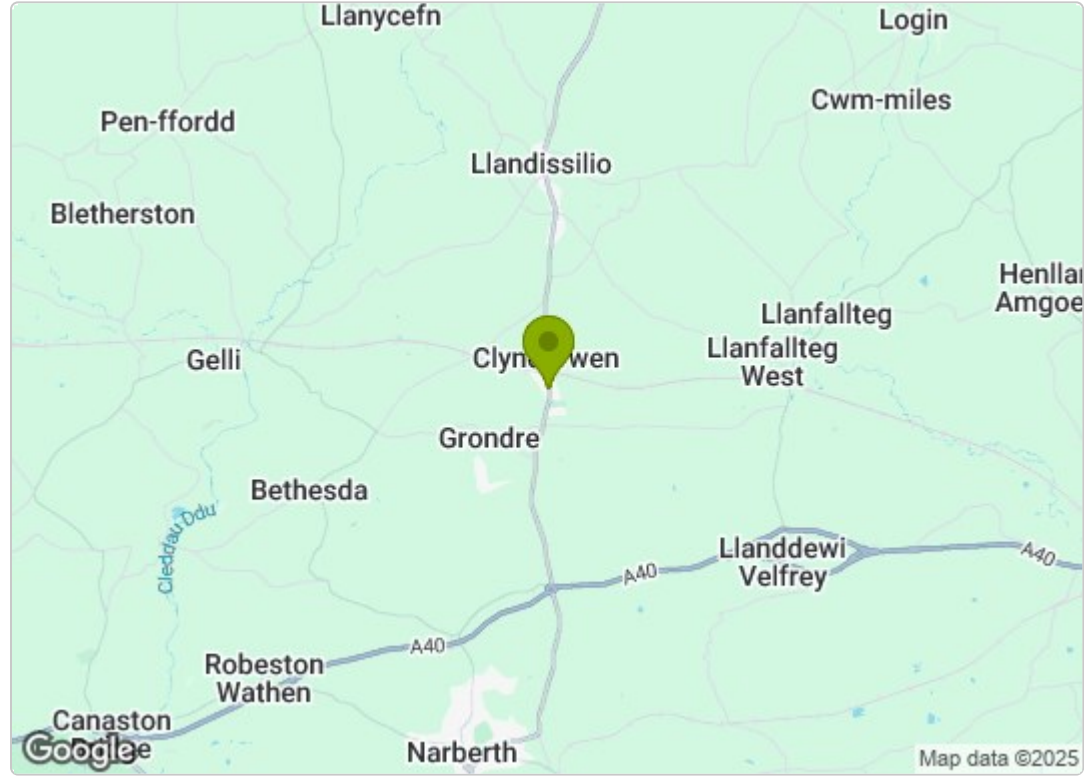
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

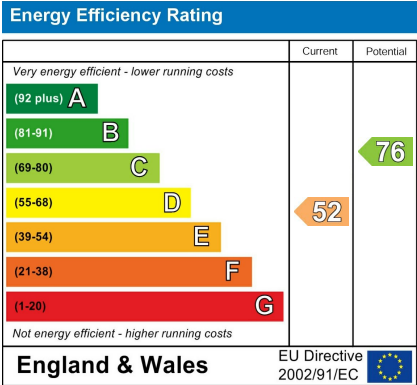
Floor Plan



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.