



Pen Y Maes, Penffordd, SA66 7HX

Offers Over £399,999

A very spacious detached dormer bungalow with 4/5 bedrooms and 4 bathrooms, situated in the small rural village of Penffordd, approximately 7.5 miles north of Narberth town. The property occupies a good size plot with front driveway providing ample off road car parking, double garage and mature rear landscaped garden. Internally the accommodation could benefit from general modernising, but offers an excellent size and a versatile layout which might suit multi-generational buyers/larger families. There is no onward chain involved. Viewing is recommended as there are a series of rooms to explore with scope for creating an annex/separate accommodation (stp).

Situation

The property is situated in the small village of Penffordd, within the rural heart of Pembrokeshire. The area is predominantly agricultural with a scattering of small villages. Penffordd holds a small number of residents and is centrally located for reaching larger villages and towns in the area, such as Clynderwen 5 miles (which has a train station), Narberth 7.5 miles, Haverfordwest 10 miles, Fishguard 14 miles and Cardigan 20 miles. Also near by to this area are the spectacular Preseli hills which offer miles of walking and pony trekking.

Accommodation

Double glazed front door with matching side screens open into:

Entrance Porch

Tiled flooring, double glazed windows to both sides, glazed door opens into:

Hallway



Oak wooden flooring, stairs rise to first floor with under stairs storage cupboards, electric radiators, doors open to bedrooms 1,2,3 & bathroom. Glazed door opens to:

Lounge



Continuation of oak flooring, brick fireplace, electric radiator, glazed double doors to dining room, external double glazed French doors to far side, double glazed window to near side, internal double glazed doors with matching side screens open to:

Conservatory



Hard wood construction with double glazed roof and windows around, external doors to rear patio/garden, tiled flooring, wall mounted heater/air conditioning unit.

Dining Room



Also accessed via glazed double doors from hallway, continuation of oak flooring, external double glazed French doors to rear patio/garden, electric radiator, door to:

Kitchen



Fitted range of wall and base units with worktops, one and a half bowl single drainer sink, electric cooker, extractor hood over, tiled splash backs, plumbing for slim-line dish washer, double glazed windows to rear overlooking the garden, tiled flooring, door opening leads through to:

Utility



Fitted with wall and base storage units with worktops, single drainer sink, plumbing for washing machine, tiled splash backs, continuation of tiled flooring, double glazed window to rear, glazed door opens to:

Study



Double glazed external French doors to rear patio/garden, oak flooring, electric radiator, door opens to games room / bedroom 4.

Bedroom 1



With built in wardrobes, oak flooring, electric radiator, double glazed window to front and external French doors to rear. Door opens to:

En-suite



Comprising a shower cubical, W.C, pedestal wash hand basin, heated towel radiator, frosted double glazed window to front, tiled flooring.

Bedroom 2



Built in wardrobes, double glazed window to front, oak flooring, electric radiator.

Bedroom 3



Built in wardrobes, double glazed window to front, oak flooring, electric radiator.

Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, bidet, part tiled walls, tiled flooring, frosted double glazed window to front, electric heated radiator.

Wet Room / En-suite



Wet room style with showering area, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window, heated towel radiator.

Games Room / Bedroom 4



Vaulted ceiling with Velux roof windows, wall mounted heater/air conditioning unit, double glazed French doors with matching side screens to front, oak flooring, 2 electric radiators, concealed mirrored door opens to 2nd utility. Door opens to:

2nd Utility



Fitted with wall and base storage cupboards, worktop, circular sink and drainer, plumbing for washing machine, tiled floor, external double glazed door to side, door opens to:

Integral Garage



Twin up and over garage doors to front driveway, sink, power and lighting, window to side.

Bedroom 5



Two Velux roof windows, built in wardrobe/storage areas, electric radiator. Door to:

First Floor Landing



Velux roof window, glazed double doors open to an inner landing area with door opening into the walk-in loft space. Door opens to bedroom 5 and door opens to:

Toilet

With wash hand basin and W.C.

En-Suite



Comprising a corner bath with shower over, shower cubical, W.C, pedestal wash hand basin, heated towel radiator, Velux roof window, part tiled walls.

Externally



To the front is a brick paved gated driveway providing ample off road car parking and access to the double garage. Access on both sides lead to the rear where there is a good size mature landscaped garden with variety of shrubs and plants, lawn, pathways, greenhouse, shed, small pond, pergola, patios, etc. Please note a maintenance/access easement for water and electric services exists through the garden for a neighbouring property.

Directions

Upon reaching the village of Penffordd, travel in the direction of Clarbston Road for just a short distance, then the property is easily found as identified by our JJMorris for sale sign, in the middle of the village, opposite the Chapel.

Utilities & Services.

Heating Source: Electric Storage Heaters

Services -

Electric: Mains / PV Roof Panels / Solar Panels (water heating)

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///arose.poets.dine

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.1mbps upload and 1mbps 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 - Limited & 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



Floor 0



Floor 1



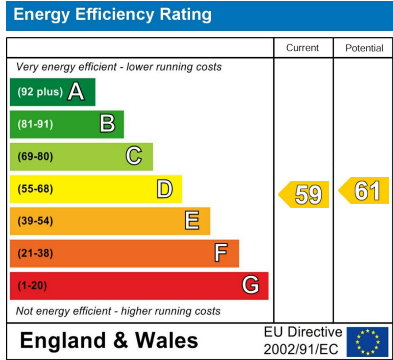
Floor 0



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.

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