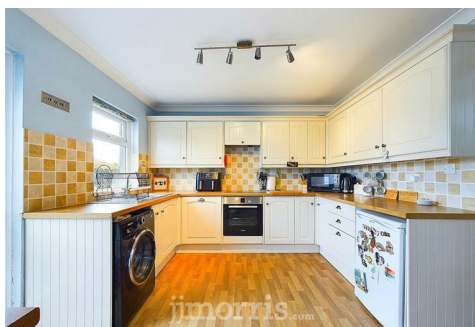




11 Maes Y Bryn, Llandissilio, SA66 7SY

Offers In The Region Of £200,000

A detached 3 double bedroom family house, situated on a residential cul-de-sac within the popular village of Llandissilio. This excellent house provides well presented accommodation of a good layout, being particularly suitable for a family, benefitting from double glazing, oil fired central heating, a wood burning stove fireplace and lovely views from the back bedrooms. There is a safe and enclosed level garden with useful storage sheds and a decked seating area. There is a covenant with this house, which stipulates only local people living or working within Pembrokeshire, Carmarthenshire or Ceredigion can purchase this property.

Situation

Llandissilio is a small popular village and has basic amenities to include primary schooling and is on a local bus route, being only a short distance down the road from the larger village of Clynderwen, which has a greater number of amenities to include a railway station, shops, large pharmacy, petrol station and near by private schooling. In the opposite direction is the large village of Crymych with excellent schooling at both primary and secondary levels, an array of shops and amenities for most every day needs. The pretty traditional market town of Narberth is located only 5 miles or so distant, providing a larger range of services and amenities which cater for all day to day needs and offers a delightful array of shops, restaurants and cafes. There are excellent road links to the other larger towns in the area such as Cardigan, Carmarthen and Haverfordwest, all with a comprehensive range of amenities, educational facilities and services. From this location it is easy to reach the majestic Preseli hills within the Pembrokeshire national park and offer miles of scenic walks and trails. Alternatively the Pembrokeshire coast is also easily reached by car with miles of beautiful beaches and coves to explore, such as Saundersfoot, Amroth, Tenby etc all being the nearest.

Accommodation

Double glazed front door opens into:

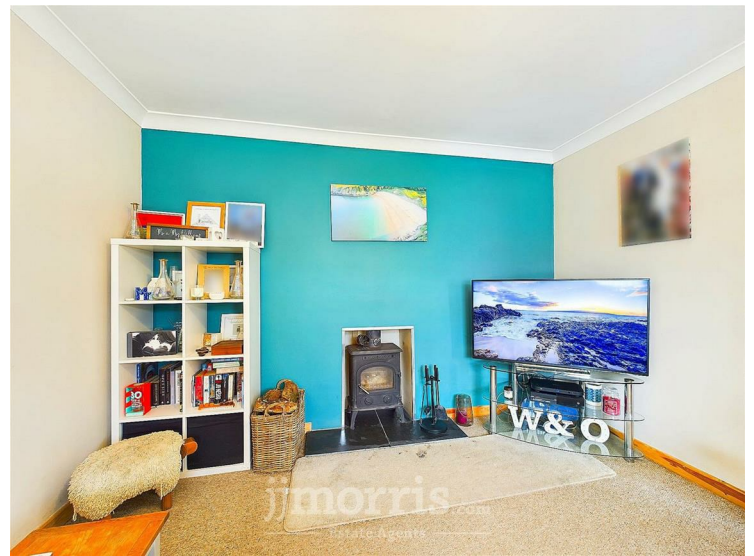
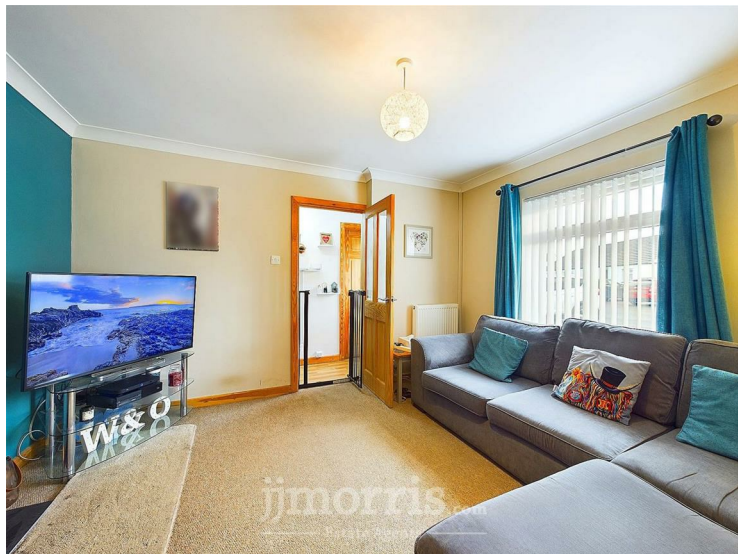
Entrance Hall

Space for hanging coats, radiator, stairs rise to first floor, doors open to:

Cloak Room

Comprising a W.C, wash hand basin, frosted double glazed window to front, walk-in storage cupboard with radiator.

Lounge



Double glazed window to front, radiator, fireplace housing a wood burning stove.

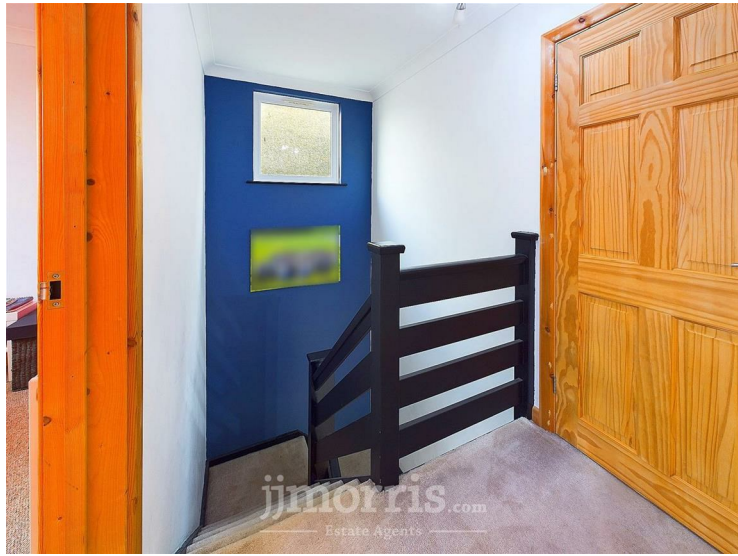
Kitchen/Diner



Fitted with a range of wall and base storage units, worktops, one and a half bowl single drainer sink, electric

oven, 4 ring electric hob, extractor hood over, part tiled walls, plumbing for washing machine, space for white goods, integrated dish washer, double glazed windows to rear, double glazed external door to rear, radiators, space for dining table and chairs, built in storage cupboards.

First Floor Landing



Double glazed window to side, built in airing cupboard, access to loft space, doors open to:

Bedroom 1



Double glazed window to front, radiator, built in wardrobe.

Bedroom 2



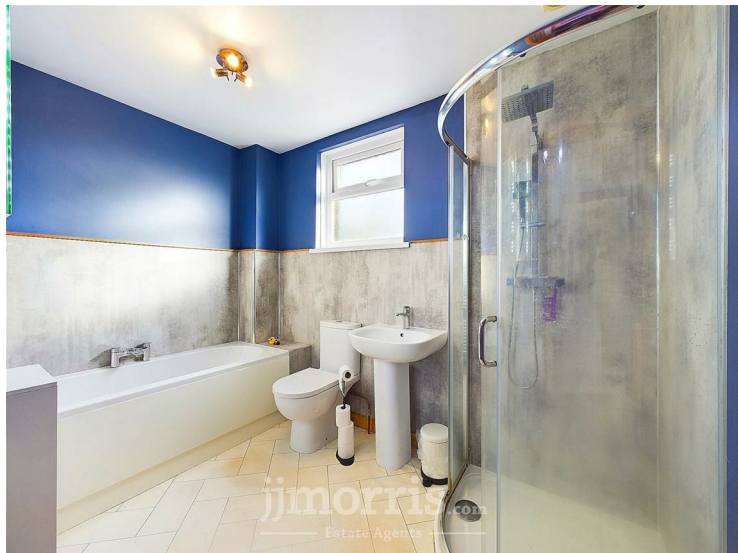
Double glazed window to rear enjoying a far reaching view towards the Preseli hills, built in wardrobe, radiator.

Bedroom 3



Double glazed window to rear enjoying a far reaching view towards the Preseli hills, radiator.

Bathroom



Comprising a bath, corner shower cubical with double headed shower unit, W.C, pedestal wash hand basin, heated towel radiator, frosted double glazed window to front.

Externally



From the front, gated side access leads to the rear where there is a good size enclosed garden mainly laid to gravel with a decked seating area, plus 2 adjoining storage sheds.

Directions

From Narberth town proceed due North over the Penblewin roundabout signposted to Cardigan and travel for roughly 3 miles passing through Clynderwen and then into Llandissilio. Come into the village and you will see on the right hand side a turning into Maesybryn. Number 11 is then found on the left hand side, as identified by our JJMorris for sale sign.

Local Buyer Restriction

Only buyers who have lived or worked within Pembrokeshire, Carmarthenshire or Ceredigion, within the last 3 years, can purchase this property. Pembrokeshire county council must approve any purchaser. For further info please contact:

Mark Lewis Humphreys

Legal Assistant/Cynorthwy-ydd Cyfreithiol

01437 775742

Mark.Lewis-Humphreys@pembrokeshire.gov.uk

Pembrokeshire County Council/Cyngor Sir Penfro

County Hall

Haverfordwest

SA61 1TP

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///reefs.chins.ramps

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 - None & Data - None

O2 Voice - Limited & Data - None

Vodafone Voice - Limited & Data - None

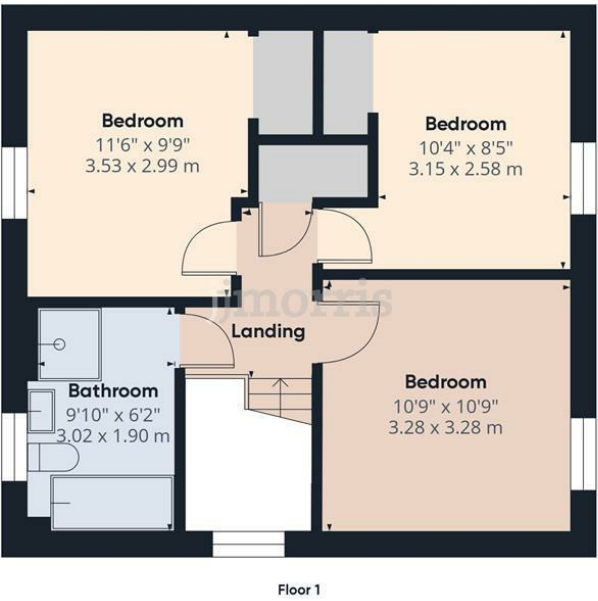
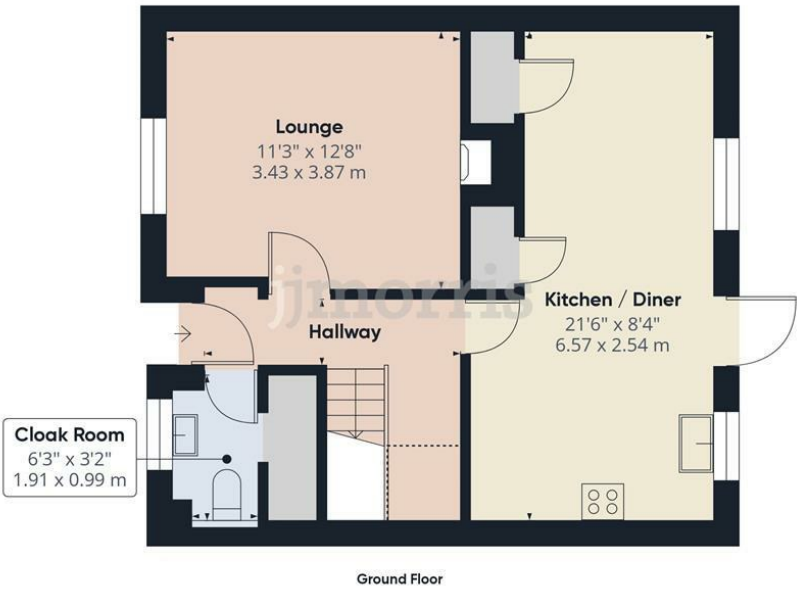
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

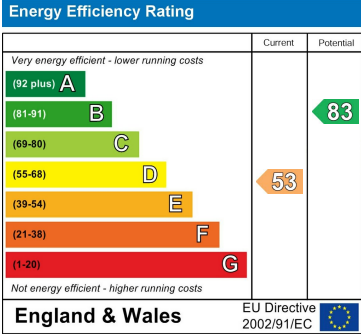
Floor Plan



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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