



Ashburnham, Clunderwen, SA66 7NE

**Offers In The Region Of £225,000**

A semi-detached traditional 3 bedroom house offering lovely accommodation of a particularly good size, situated in the convenient and popular village of Clynderwen. The property boasts a large rear garden with sunny patio and useful studio/outbuilding. Internally the accommodation is well presented and would make an excellent family home, benefitting from 2 reception rooms and 2 bathrooms. Viewing is highly recommended.



### Situation

The property is situated within the popular village of Clynderwen. Near by amenities 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. Narberth town is approximately 3.5 miles distance and provides a range of shops and services along a traditional high street, plus public swimming pool, CK's supermarket, cafes and restaurants etc. 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 opens into:

### Entrance Hall



Stairs rise to first floor, storage area, radiator, doors open to:

### Living Room



Feature fireplace, radiator, double doors open to kitchen and large opening leads through to:

### Dining room



Double glazed window to front, radiator, door back to hallway.

### Kitchen



Fitted range of wall and base storage units, worktops over, one and a half bowl sink, integrated dish washer, eye level double oven, 4 ring gas hob, stainless steel extractor hood, breakfast bar seating, radiator, under stairs cupboard, space for white goods, tiled flooring, double glazed window and external door to rear garden, double glazed window to side, door to:

### Shower Room / Utility



Comprising a shower cubical, W.C, wash hand basin set in vanity storage unit, fitted worktop, plumbing for washing machine, space for further white goods, tiled floor, heated towel radiator, wall cupboards, frosted double glazed window to rear.

### First Floor Landing

Built in storage/airing cupboard, radiator, doors to:

### Bedroom 1



Double glazed window to rear, radiator.

### Bedroom 2



Double glazed window to front, radiator.

### Bedroom 3



Double glazed window to front, radiator.



## Bathroom



Comprising a bath with mixer shower tap over, pedestal wash hand basin, W.C, tiled walls, heated towel radiator.

## Externally



To the front is a walled and gated forecourt. Gated side

access leads to the rear which has a lovely sunny patio and good size lawn garden. External oil boiler serving the domestic hot water and central heating. Lovely views are at the rear of the garden over neighbouring farmland. Within the garden is an excellent studio/outbuilding.

## Outbuilding / Studio



With double glazed side door, double glazed window and French doors to side. Power and lighting.

## 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: ///truly.overhear.selects

#### **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.

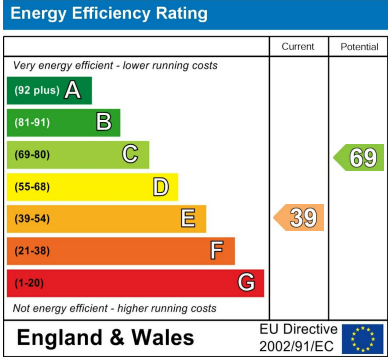
Floor Plan



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.

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