



6 Crunwere Close, Llanteg, SA67 8QP

Offers In The Region Of £395,000

A superb detached bungalow providing spacious and well appointed 3 bedroom accommodation, being of an excellent size throughout, located at the end of a small residential cul-de-sac within the popular village of Llanteg, only a few miles from the south Pembrokeshire coastline with near by beaches at Amroth & Wisemans Bridge. This fantastic home is ready for immediate occupation, being offered for sale with no onward chain, it would be perfect for either a family or retired couple/buyer. There is an integral double garage and driveway providing ample parking space, a low maintenance level garden and a huge loft space purposely designed and constructed with conversion in mind. Viewing is essential to appreciate the overall size, excellent quality and position this fine bungalow offers.

Situation

The property is situated in the small village of Llanteg which has a convenient local shop with petrol station. It is found roughly half way between Amroth and Pendine along the South coast of Pembrokeshire, with both villages boasting beautiful sandy beaches. The A477 passes through Llanteg and provides excellent road access on to Carmarthen, Kilgetty and Pembroke. This is a lovely part of the county and is well situated for reaching the coast and mentioned towns.

Accommodation

Double glazed front door opens into:

Hallway

Frosted double glazed window to front, built in storage and cloaks cupboards, radiators, access to loft via pull down ladder, oak laminate floor, doors open to:

Cloak Room

Comprising a W.C, pedestal wash hand basin, frosted double glazed window to front, part tiled walls and tiled floor.

Living Room



Entered via glazed double doors, double glazed bay window to front, electric fireplace, radiator.



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Kitchen Diner





Entered via glazed double doors, with a range of fitted wall and base storage units, worktops over, one and a half bowl single drainer sink, 4 ring electric hob with extractor over, eye level double oven, tiled splash backs, tiled flooring, double glazed window to rear, glass display units with lighting, radiator, dining area with continuation of oak laminate floor, external double glazed French doors to rear with matching side screens and radiator. Glazed door opens into:

Utility



Fitted storage cupboards with worktops over, single drainer sink, tiled splash backs, plumbing for washing machine, continuation of tiled floor, radiator, external double glazed door and window to rear, built in airing cupboard with hot water cylinder, door opens to:

Integral Garage



Electric up and over garage door to front, frosted double glazed window to side, external double glazed door to rear garden, oil fired boiler.

Bedroom 1



Double glazed window to rear, radiator, fitted wardrobes, door to:

En-Suite



Comprising a corner shower cubical, W.C, wash hand basin set in vanity storage units, tiled floor, part tiled walls, heated towel radiator, frosted double glazed window to rear.

Bedroom 2



Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 3



Double glazed window to front, fitted wardrobe, radiator.

Bathroom



Comprising a bath, wash hand basin set in vanity storage unit, W.C, corner shower cubical, heated towel radiator, tiled floor, part tiled walls, frosted double glazed window to side.

Loft Space



A very large and fully boarded space with 3 Velux windows. The loft space was designed with expansion in mind, using attic roof trusses and floor joists, so that no major structural modification would be necessary to expand upwards into the loft. The construction was overseen by a reputable Chartered Structural Engineer and was approved by building control.

Externally



To the front of the property is a hard standing driveway, providing off road car parking space, as well as access into the garage. There is a pathway leading all around the property with level garden areas, with the main garden being located to the far side of the bungalow, being mainly laid to lawn with a raised patio seating area. Please note, the adjoining area of land beyond this main garden area is also available by negotiation, should the purchaser wish to have a bigger garden.

Directions

Utilities & Services.

Heating Source: Oil & Solar Water

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///twinge.smirking.silks

Broadband Availability.

The seller has made us aware that BT have confirmed 'FIBRE 900' is available for the property.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 12mbps download and Superfast 220mbps upload and 1000mbps 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 - Likely & Data - Limited

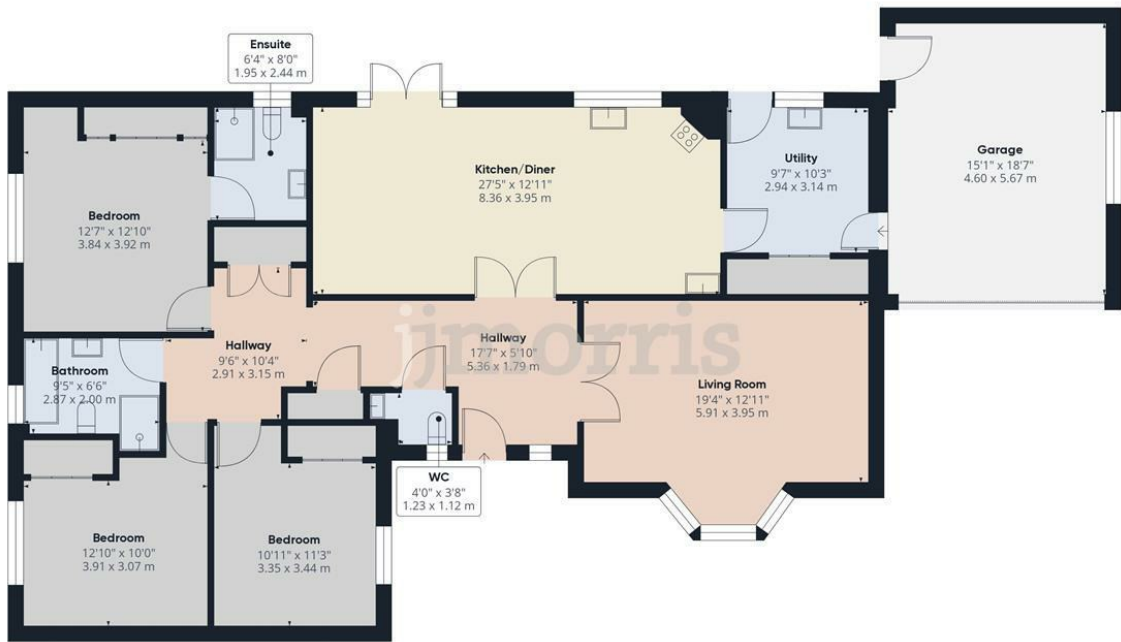
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

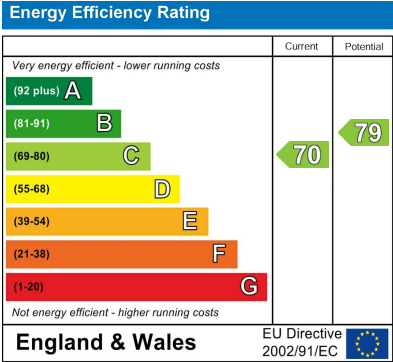
Floor Plan



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.