



Ivy House, Llawhaden, SA67 8HS

Offers In The Region Of £349,950

An excellent sized detached 3 bedroom house offering very spacious well kept accommodation, situated in the popular country village of Llawhaden. The property boasts 2 x driveways, located at the front and rear, so offers ample off road parking space, plus two gardens and a lovely detached stone barn/outbuilding. Internally all the rooms are of a good size and are naturally light and well presented, being ready for immediate occupation, ideal for a family especially, with no onward chain.

Situation

The property is situated in the popular country village of Llawhaden, which is well known for its historical Castle and quiet easy going village life. Approximately 4.5 miles away is the town of Narberth which has a traditional high street and range of independent shops and cafes etc. The spectacular Pembrokeshire coast and national park are within comfortable driving distance.

Accommodation

Double glazed front door with matching side panel opens into:

Entrance Hall



Stairs rise to first floor, built in cloaks storage cupboard, radiator, doors open to:

Kitchen



Fitted wall and base storage units, worktops over, twin circular sinks, plumbing for washing machine, space for cooker and other appliances, part tiled walls, double glazed window to rear and external door to side.

Dining Room



Double glazed window to front, fireplace, radiator.

Lounge



Fireplace, two double glazed windows to front, radiators, understairs storage cupboard.

First Floor Landing



Spindle balustrade, double glazed window to rear, radiator, doors open to:

Bedroom 1



Double glazed window to front enjoying far reaching rural views, built in wardrobes, radiator.

Bedroom 2



Double glazed window to front enjoying the rural views, radiator.

Bedroom 3



Double glazed window to front enjoying rural views, pedestal wash hand basin, built in wardrobes.

Bathroom



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

Externally





To the rear of the property is a gated hardstanding driveway, providing ample off road car parking space. A good size level rear garden of some maturity, incorporating a lawn and borders with shrubs, trees and plants. An external oil fired boiler serves the domestic hot water and central heating system. Integrated into the house is an outdoors WC. Access leads to the front where there is a second driveway providing ample off road car parking and from where access to the stone detached barn/outbuilding is obtained. There is a front garden with lawn, mature planted borders, hedgerows and old greenhouse foundations. Please note, there is also a small 0.36 acre paddock available by separate negotiation, situated a short walk down the road.

Directions

From our office in Narberth proceed out of town along the B4314 passing the Plas Hyfryd hotel and follow the road to the roundabout on the A40. Take the left turning for Haverfordwest and at the next roundabout take the 3rd exit signposted Llawhaden and then immediately take the next left, following this road all the way to Llawhaden. At the village junction, the property is found on the left hand side, as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

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: ///probe.messaging.loose

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps 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 - None & Data - None

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

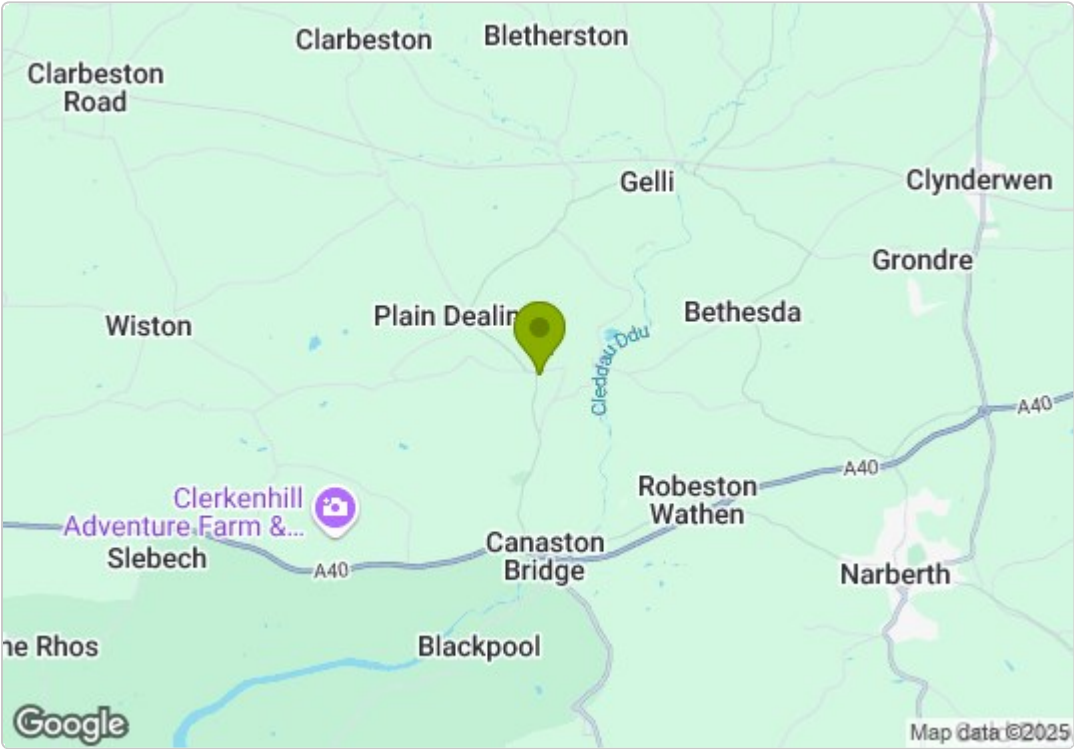
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

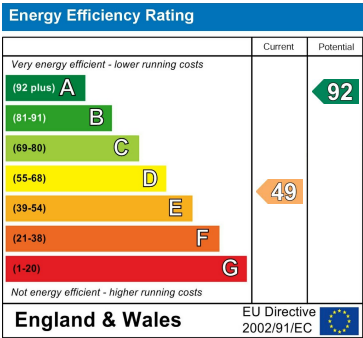
Floor Plan



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.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com