



7 Crunwere Close, Llanteg, SA67 8QP

Offers In The Region Of £650,000

A tremendous 5/6 bedroom detached modern house with an adjoining paddock of approximately 2 acres in size, situated on a small cul-de-sac within the popular village of Llanteg, only a few miles from the south Pembrokeshire coastline and near by beaches at Amroth & Wisemans Bridge. This superb large family home offers incredible accommodation of a superior size and design, with 3 living areas, a wow factor kitchen/diner, ground floor study or bedroom and shower room, then upstairs there are 2 more floors with 5 bedrooms and 3 bathrooms. There is of course ample parking and a large garage, plus colourful surrounding gardens and then an area with poly tunnel and the pony paddock, which has a separate gated roadside access for trailers/machinery etc. The house is super efficient with ground source heating and solar panels, which on top of everything else, makes this a dream family home not to be missed! Please note, there are a further 12 acres of excellent quality agricultural land available.

Situation

The property is situated at the end of a small cul-de-sac within the 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:

Entrance Hall



With an impressive vaulted ceiling and decorative feature picture window, frosted double glazed windows to front, oak stairs rise to first floor with glass balustrades, under stairs storage cupboard, door opens through to:

Open Plan Kitchen/Diner/Lounge



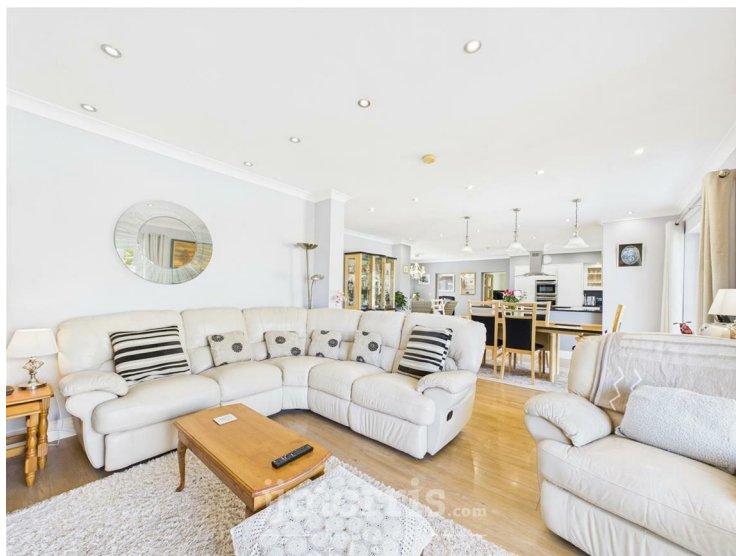


Sitting Room



Double glazed bay window to front.

Living Room



A wonderful spacious main area of the home providing a large open plan space divided into the following areas:

Kitchen Area: Fitted with a stylish modern range of curved wall and base units with granite worksurfaces, central kitchen island with granite worktop, Neff 5 ring electric hob and extractor hood. Neff eye level oven and microwave oven, wine fridge, one and a half bowl sink, integrated dish washer and fridge freezer. Double glazed window to rear, concealed under unit lighting. Space for a breakfast table and double glazed bay window to front.

Dining Area: Space for a large table and chairs, double glazed external French doors opening to the rear garden.

Lounge Area: Sliding double glazed patio doors opening to the rear garden.

Doors then lead on to:



Double glazed external French doors to front garden, double glazed window, imitation flame effect electric fireplace.

Utility



Fitted storage units with worktop over, single drainer sink, plumbing for washing machine, space for tumble dryer and further white goods, tiled flooring, built in storage cupboard, frosted double glazed external door to side, doors open to:

Shower Room



Comprising a corner shower cubical, W.C, wash hand basin set in a storage vanity unit, fitted wall storage unit, tiled flooring, heated towel radiator, frosted double glazed window to rear.

Study / Bedroom 6



Double glazed window to side, tiled floor, recessed storage shelving.

First Floor Landing



Oak and glass balustrades, stairs rise up to the second floor, built in understairs storage cupboard, doors to:

Bedroom 1



With double glazed external sliding patio doors to a rear seating balcony, enjoying lovely views over the grounds and land. Built in mirrored sliding wardrobes, door to:



Ensuite



Comprising a corner shower cubical, claw footed roll top bath, W.C and wash hand basin set in a vanity storage unit, tall storage unit, tiled floor, double glazed frosted window to rear.

Bedroom 2



Double glazed windows to front, built in sliding mirrored wardrobes, door to:

Ensuite



Comprising a shower cubical, W.C and wash hand basin set in a vanity storage unit, heated towel radiator.

Bedroom 4



Double glazed window to rear, built in mirrored wardrobes.

Bedroom 3



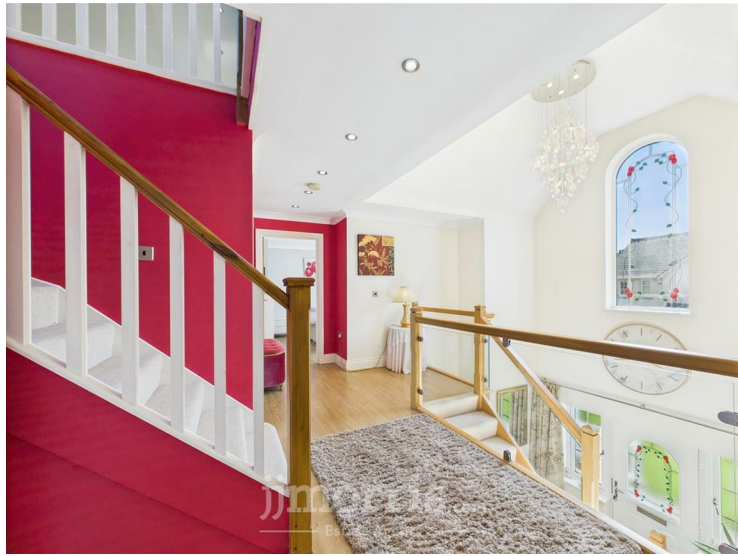
Double glazed windows to front, built in mirrored wardrobes.

Family Bathroom



Comprising a corner shower cubical, claw footed roll top bath, W.C and wash hand basin set in vanity storage unit, frosted double glazed window to rear, heated towel radiator.

Second Floor



Externally



Bedroom 5



An incredibly large open space which could be divided into more than 1 room, with 2 Velux roof windows to rear, spindle balustrade, radiator.



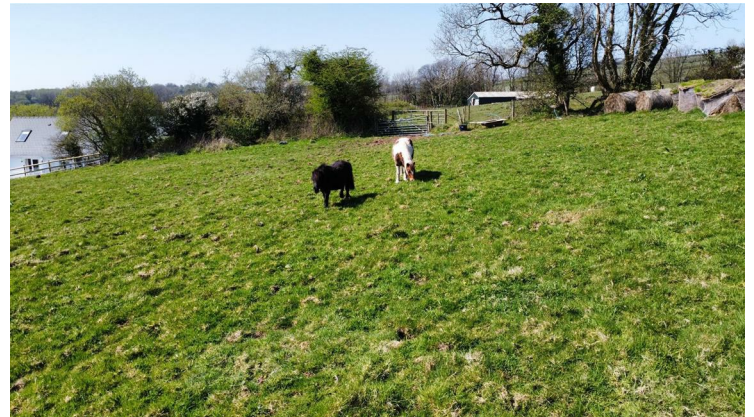
To the front of the property is a gated brick paved driveway leading up to the garage and providing ample off road car parking space, front lawn garden with boundary fencing, access on both sides lead to the rear where there is a good size colourful garden with lawn and decked seating. This leads on to an area with gated road side access, poly tunnel and access into the adjoining pony paddock.

Garage



Electric up and over door to front, double glazed pedestrian door to rear, double glazed window to rear, heat pump boiler and water cylinder, power and lighting.

Pony Paddock



Approximately 2 acres of good quality grazing land, situated immediately behind the rear garden and enjoying roadside gated access and water. On this land there is planning for a block of solar panels. Please Note: There are a further 12 acres of excellent quality agricultural land available by separate negotiation, split into one 8 acre field and one 4 acre field. Both fields are south facing and free draining with separate entrances.

Utilities & Services.

Heating Source: Ground Source Heat Pump

Services -

sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band : F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///refrained.chuck.shirtless

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.

Broadband Availability.

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.2mbps upload and 1mbps download and Ultrafast 220mbps upload and 1800mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

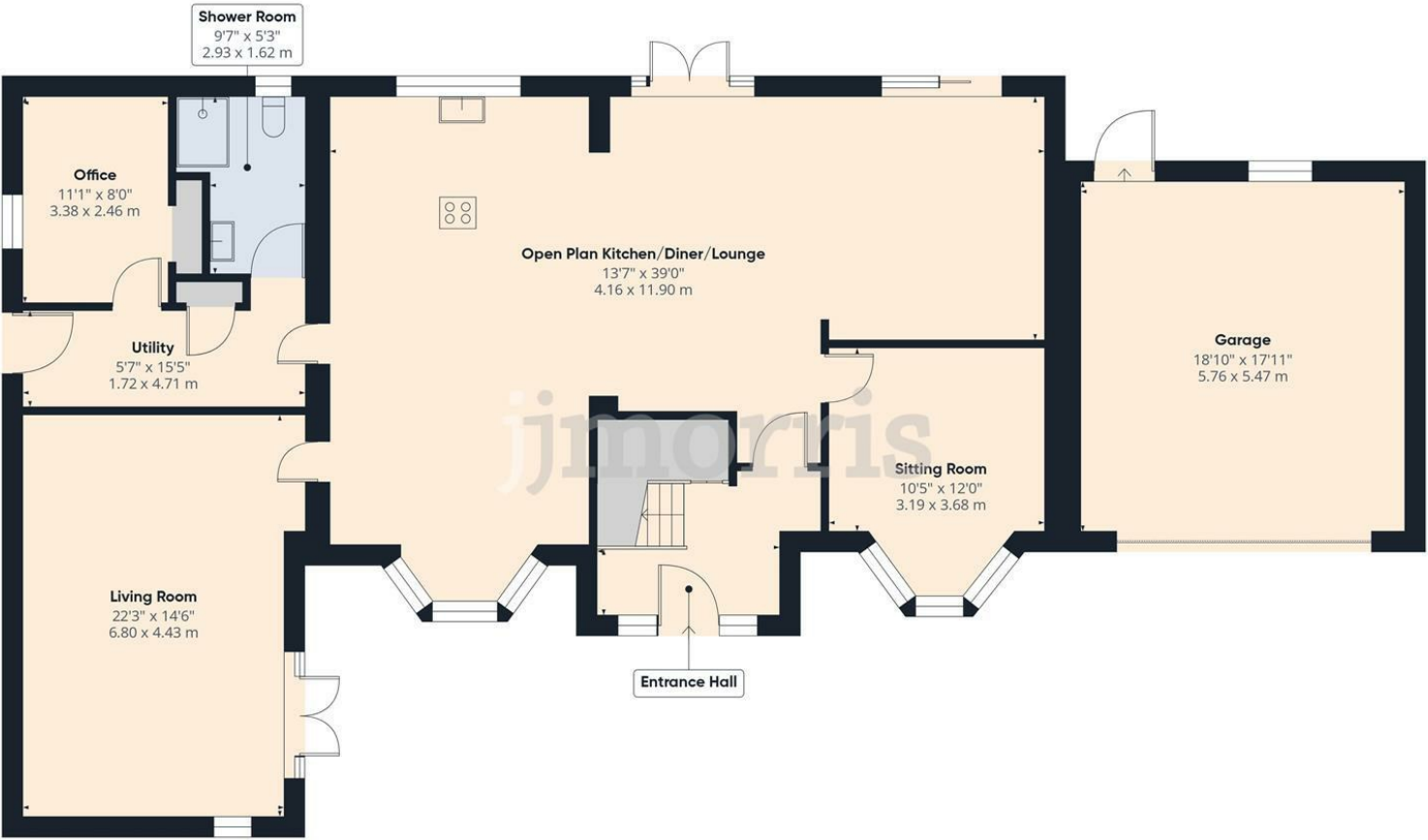
Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

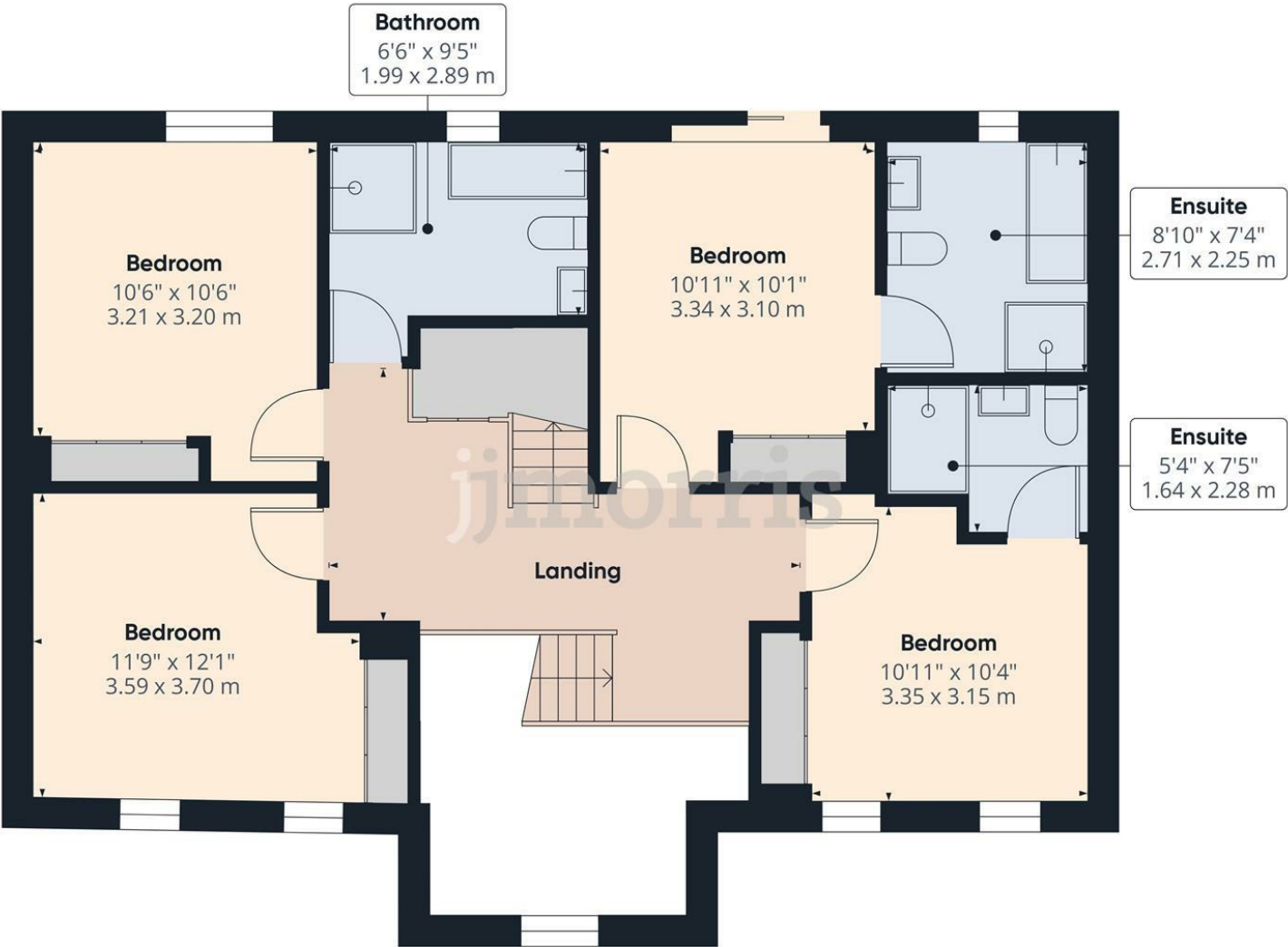
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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

Floor Plan

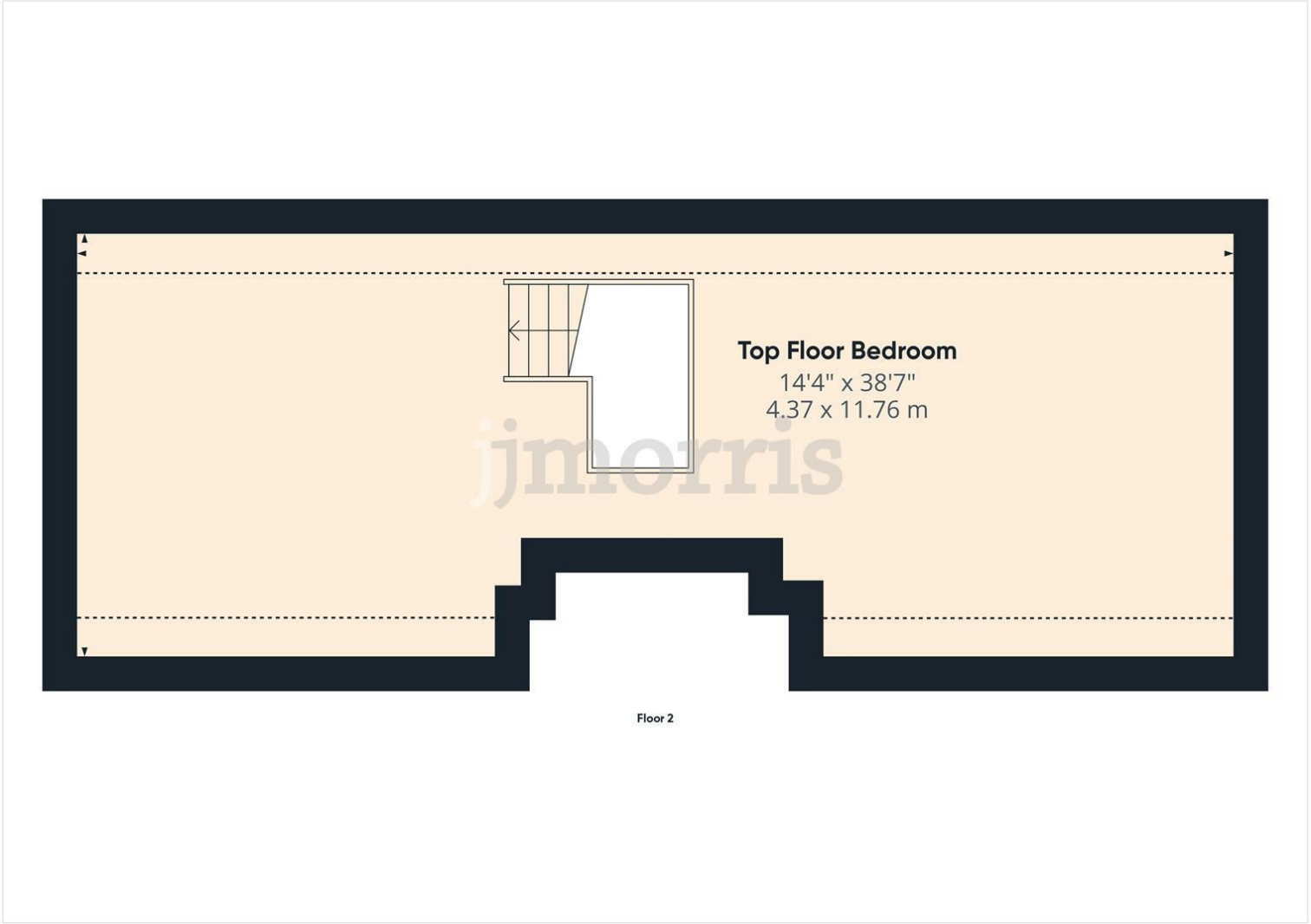


Ground Floor

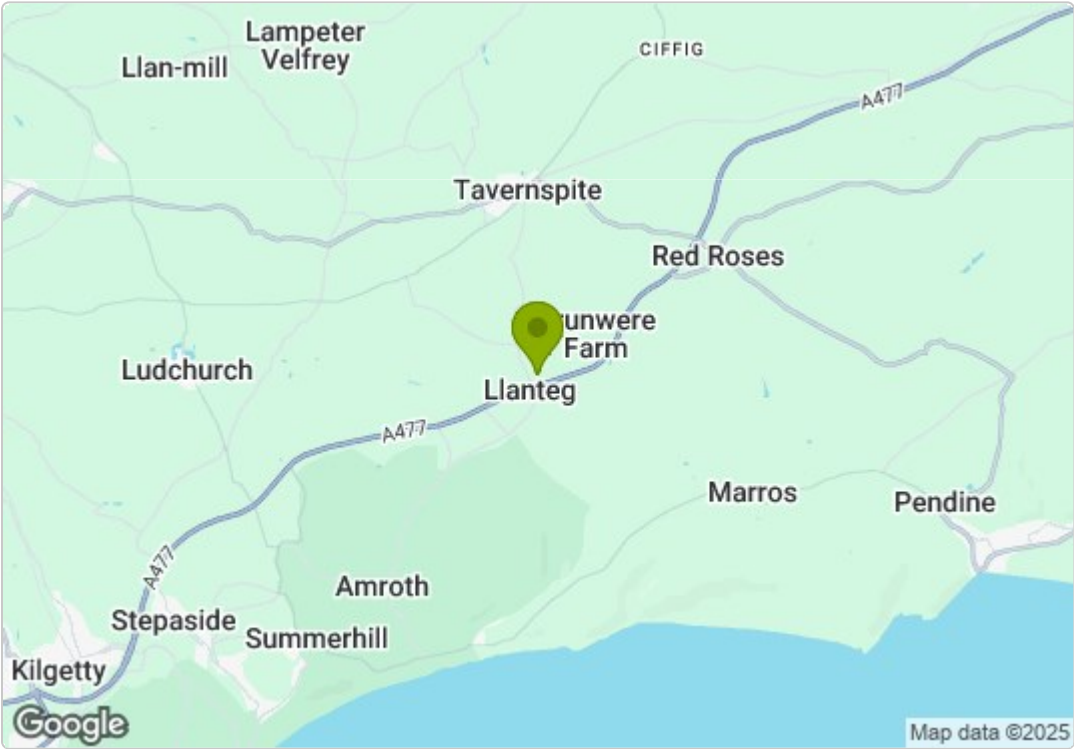


Floor 1

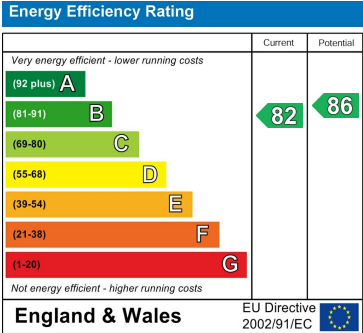
Floor Plan



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