



2 Llandaff Row, Llanddewi Velfrey, SA67 7PB

**Offers In The Region Of £248,500**

A spacious 3 bedroom house that has undergone extensive modernisation works to provide a fabulous updated home ready for immediate occupation, situated conveniently in the popular village of Llanddewi Velfrey, within easy access to the new A40 linking on to the towns of Narberth and Whitland. Internally this property boasts wonderfully bright and airy rooms with a fantastic high spec kitchen and bathroom, 2 reception rooms and magnificent far reaching countryside views. The size of the garden is exceptionally large and family friendly with a level lawn, sunny patio, rear vehicular driveway and detached garage/workshop. This is a great house with so much on offer, viewing is simply a must!



### Situation

The property is situated within the village of Llanddewi Velfrey, which has the benefit of a garage and a convenience store, with further local services available in the nearby towns of Narberth and Whitland, both providing a good range of amenities and services. The proximity of the A40 ensures that the larger towns of Haverfordwest and Carmarthen, which are the county towns of Pembrokeshire and Carmarthenshire respectively, are within relatively easy reach and these are the major employment centres in the area although several other towns are also within easy car driving distance. There is also now a new walking/cycling path from Llanddewi Velfrey to the Penblewin roundabout, making a safe and enjoyable route for coming to Narberth. The coastal resorts of South Pembrokeshire coastline are also within relatively easy reach.

### Accommodation

Composite double glazed front door opens into:

#### Front Porch



Double glazed windows to the front and sides, composite door opens to:

### Living Room



Stairs rise to first floor, door to dining room, double glazed window to the front, fireplace housing a woodburning stove on a slate hearth, radiator, understairs storage cupboard, opening to:

### Kitchen/Diner





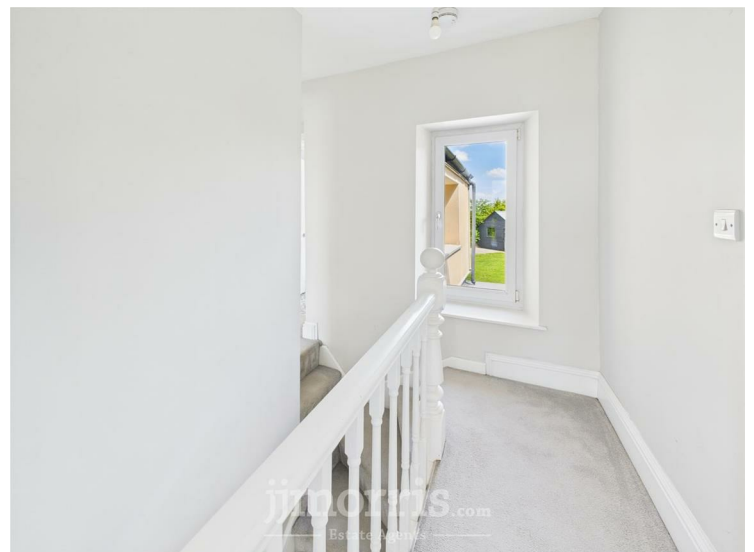
**Sitting Room**



Fitted with a range of wall and base storage units, quartz worktops, one and a half bowl single drainer sink, Siemens electric induction hob and cooker with extractor hood over, integrated Siemens dishwasher, tiled splashbacks, double glazed window to the rear, radiator, double glazed French doors opening out to the rear garden, space for table & chairs, utility area with plumbing for washing machine, space for tumble-dryer, tiled floor throughout, door to WC. Door opens to:

Double glazed window to front, radiator, door back to living room.

**First Floor Landing**



A split landing with spindle balustrade, double glazed window to the rear, loft access, radiator, doors open to:

### Bedroom One



Double glazed window to front enjoying superb far reaching country views, radiator.

### Bedroom Three



Double glazed window to front enjoying the lovely views, radiator, built in wardrobe.

### Bedroom Two



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

### Bathroom



Comprising a large walk-in shower enclosure, panelled bath, WC and wash hand basin set in a vanity storage unit, heated towel radiator, tiled walls and floor, frosted double glazed window to side.



## Externally



To the front of the property there is a walled front patio garden with pillared entrance gate. To the rear there is a pleasantly surprising large well kept lawned garden of an impressive size, benefitting from a rear vehicular driveway and detached garage/workshop. The garden is level and very family friendly with mature hedgerow borders and a good size sunny patio.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///rehearsed.camps.myth

### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage



EE Voice - Likely & Data - Likely  
Three Voice - Likely & Data - Likely  
O2 Voice - Likely & Data - Likely  
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 superfast broadband available, with speeds up to Standard 0.5mbps upload and 4mbps 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.

#### **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.



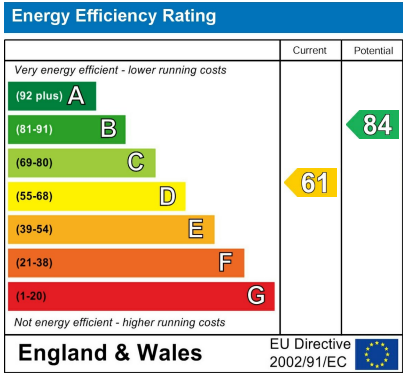
Floor Plan



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.