



20 Maes Y Dderwen, Llanddewi Velfrey, SA67 7PL

Fixed Asking Price £395,000

A wonderfully kept 4 bedroom detached dormer bungalow with far reaching country views, set on a good size plot at the far end of a popular residential development, within the popular village of Llanddewi Velfrey. This extremely well maintained home boasts superb spacious accommodation that is naturally bright and welcoming, ideally designed to suit families or couples with a versatile layout, having a ground floor bedroom and en-suite, as well as a further bathroom and 3 bedrooms upstairs. The property sits centrally within a level garden plot with ample off road parking to the front for multiple vehicles and a detached garage. The grounds are impeccably kept with a large patio, lawns, ornamental plants and borders, plus a lovely summerhouse and shed. Viewing is essential to fully appreciate everything this fine home offers.

Situation

The property is situated at the far end of this popular small residential development, within the convenient village of Llanddewi Velfrey, which has the benefit of a petrol station and combined convenience store, plus further local amenities available in the nearby towns of Narberth and Whitland, both providing a good range of shops and services. The recently improved A40, now bypassing the village, is close by and provides excellent road links to the larger towns of Haverfordwest, Carmarthen and on to the M4. There is also now a new walking/cycling path from Llanddewi Velfrey to the Penblewin roundabout, just outside of Narberth. The coastal resorts along the beautiful south Pembrokeshire coastline are also within relatively easy reach.

Accommodation

Sliding double glazed patio door opens to:

Entrance Porch



Tiled flooring, frosted window and double glazed front door opens to:

Hallway



Stairs rise up to first floor with storage underneath, radiator, doors to:

Cloak Room



Comprising a W.C, wash hand basin set in vanity storage unit, part tiled walls, radiator, frosted double glazed window to front.

Kitchen



Tiled flooring, part tiled walls, range of fitted wall and base storage units, work surfaces, one and a half bowl single drainer sink, eye level double oven, electric 4 ring hob, extractor hood, integrated dish washer and fridge freezer, radiator, double glazed window to rear garden, glazed double doors open to dining room, single door opens to:

Utility



Tiled flooring, double glazed window to side, external frosted double glazed door to side, single drainer sink, Grant oil fired boiler serving the domestic hot water and central heating, space for washing machine and tumble dryer, radiator.

Dining Room



Ample space for dining table and chairs. Radiator, external double glazed French doors to rear garden.

Living Room





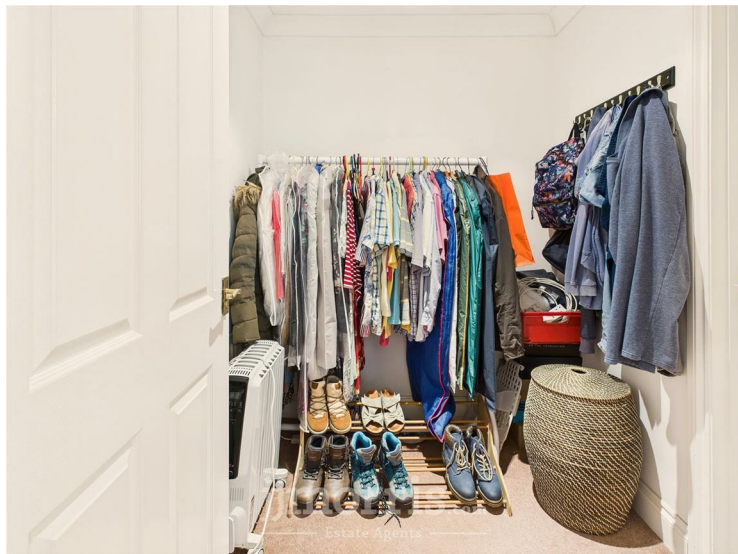
Double glazed window to front, radiator.

Bedroom 1



Double glazed window to front, radiator, door to:

Dressing Room



Space for hanging clothes etc, door leads on to:

En-Suite



Comprising a W.C, wash hand basin set in vanity storage unit, shower enclosure, tiled flooring, part tiled walls, frosted double glazed window to rear, radiator and heated towel radiator.

First Floor Landing



Spindle balustrade, double glazed windows to side and front, access to eaves storage space, doors open to:

Bedroom 2 / Study



Double glazed windows to front and rear enjoying panoramic views towards the Preseli hills, radiators.

Bedroom 4



2 Velux roof windows with fitted black-out blinds, radiator.

Bedroom 3



Double glazed window to front and radiator.



Comprising a bath with shower tap, shower cubicle, wash hand basin set in vanity storage unit, W.C, radiator, tiled

flooring, part tiled walls, frosted double glazed window to rear.

Externally



To the front of the property is a large brick paved driveway providing ample off road parking space, a detached garage, a well kept garden with lawn and shrub borders, wall and fenced boundaries. Access on both sides lead to the rear with the rear side having an enclosed dog proof fenced area. At the rear there is a further well kept garden with large patio seating area, lawns, established ornamental plants, shrubs and trees, summerhouse and decking, shed, raised vegetable beds, small pond, children's sand pit, oil tank, outside water tap, recently replaced secure fencing to both sides of the boundaries.

Detached Garage



Accessed from the front driveway with an up and over door to front, side pedestrian double glazed door, Velux roof windows, mezzanine storage area, power and lighting.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains



Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///tornado.sprayer.crackles

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 3mbps download and Superfast 18mbps upload and 74mbps 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 & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

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 - Approximately 181 Square Meters In Size



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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