



33 Church Close, Begelly, SA68 0YP

Offers In The Region Of £459,950

A wonderfully spacious 4 double bedroom detached house with 3 bathrooms and excellent large living areas, being well situated on a modern residential development within the popular village of Begelly, South Pembrokeshire. This fine house would particularly suit a large family, benefitting from ample off road parking space via a brick paved driveway, plus an integral double garage and enclosed rear garden with hot tub.

Viewings are essential to appreciate the overall size and qualities this brilliant home offers.

Situation

The property is situated on a sought after development within the popular village of Begelly and is just a few minutes from the larger village of Kilgetty, which has a good range of amenities to include a Co-Op supermarket, train station and village stores. From this area it is easy to access the main A477 which leads to St Clears / Carmarthen / Pembroke etc. The beautiful South Coast with its many beaches and resorts, such as Saundersfoot, Tenby etc, are also within easy driving distance. The near by town of Narberth is roughly 4 miles distance and offers an array of small independent shops and places to eat.

Accommodation

Double glazed front door with matching side screen opens into:

Entrance Hall



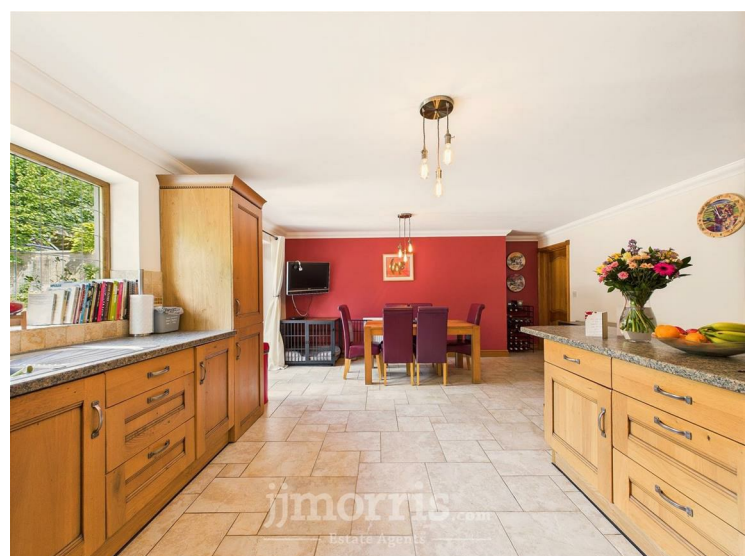
Tiled flooring, radiator, stairs rise to first floor, doors open to:

Lounge



Brick build fireplace housing a woodburning stove, double glazed box bay window to front, radiator, oak flooring.

Kitchen / Diner





Tiled flooring, double glazed external French doors to rear garden, double glazed window to rear, range of oak fitted wall and base storage units with worktops over, one and a half bowl sink unit with drainer, double oven, 4 ring electric hob, extractor hood over, part tiled walls, integrate fridge freezer, integrated dish washer, breakfast bar, radiators, plenty of space for dining table and chairs, door to:

Integral Garage



Electric up and over door to front, radiator, water tap, power and lighting.

Utility



Fitted with a range of wall and base storage units, oak worktop, single drainer sink, plumbing for washing machine, tiled floor, radiator, double glazed window and external door to rear garden, built in cupboard housing the gas fired central heating boiler.

Shower Room



Comprising a large walk-in shower, W.C, wash hand basin set in vanity storage unit, heated towel rail, tiled walls and tiled floor, frosted double glazed window to rear.

First Floor Landing



Spindle balustrade, double glazed window to front, radiator, built in airing cupboard, access to loft space, doors to:

Bedroom 1



Double glazed window to front, oak laminate flooring, radiator, door to:

Ensuite



Jac and Jill en-suite with corner shower cubical, W.C, wash hand basin set in vanity storage unit, tiled flooring, tiled walls, LED mirror, door to airing cupboard and door to:

Bedroom 2 / Office



Double glazed window to rear, radiator, laminate flooring, door back to landing.

Bedroom 4



Double glazed window to front, radiator, oak laminate flooring.

Bedroom 3



Double glazed window to rear, radiator, oak laminate flooring.

Family Bathroom



Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, tiled flooring and tiled walls, radiator, frosted double glazed window to rear.

Externally



To the front of the property is a brick paved driveway providing ample off road car parking space and garden beds with shrubs and plants. Gated access on both sides lead to the rear where this is a good sized enclosed paved garden with brick built BBQ and hot tub.

Directions

From Narberth town, travel due South along the main A478 until reaching the roundabout. Take the 3rd exit (right) onto New Road, passing the Begelly Arms on your left and then take the next right into Church Close. Number 33 is then found on the left hand side, as identified by our JjMorris for sale sign.

Utilities & Services.

Heating Source: Mains Gas

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: ///reckons.geology.promoting

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 2mbps download and Superfast 9mbps upload and 51mbps 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 - 74%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

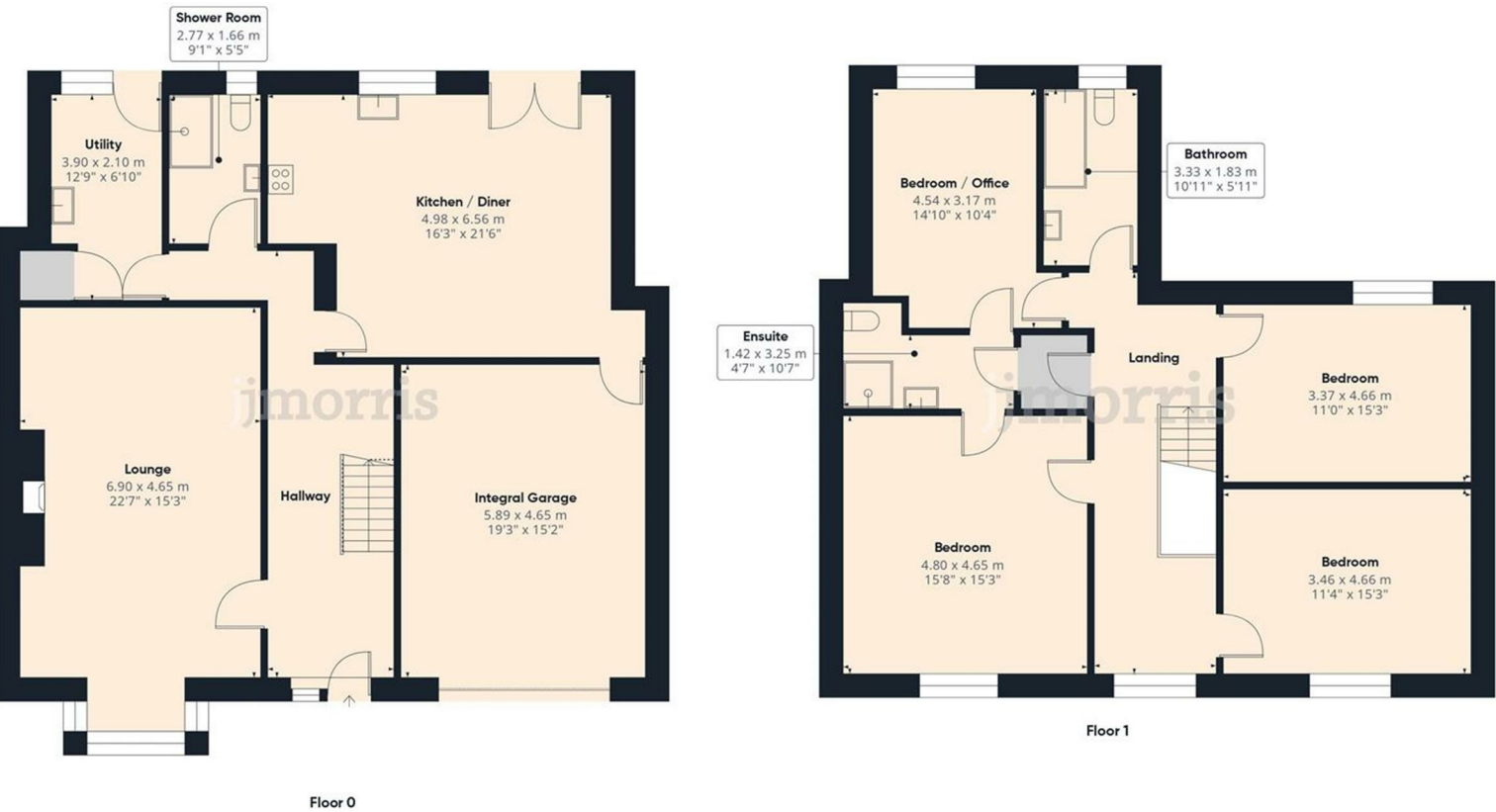
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering and Ability To Purchase

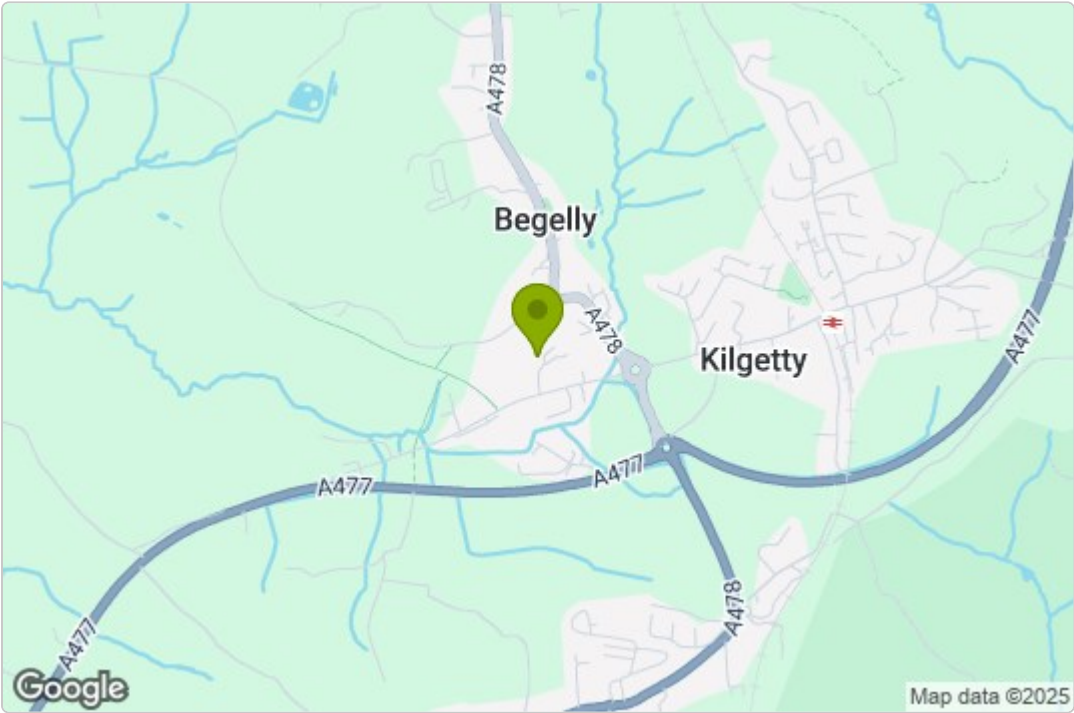
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

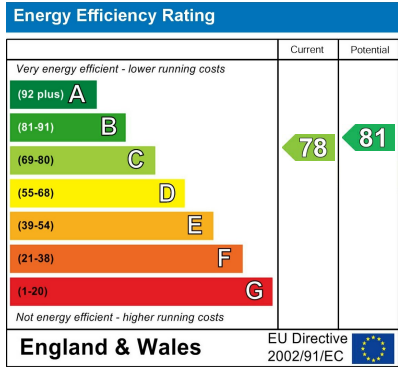
Floor Plan



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.

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