



## Crunwre Cottage, Llanteg, SA67 8QA

**Offers In The Region Of £289,950**

An immaculate and superbly well presented, semi-detached cottage, situated on an easy to maintain plot with private gated driveway, located within the popular South Pembrokeshire village of Llanteg, between Pendine and Amroth. The current owner has meticulously renovated and enhanced this lovely cottage to the maximum, installing a fabulous kitchen with electric Aga, an impressive brick fireplace with woodburning stove, beautiful tiled flooring throughout the ground floor, traditional latched oak doors and beams, it really is something special! There are two generous bedrooms with lots of built in storage, plus a luxury bathroom. The property is offered for sale with no onward chain. Needless to say, it simply must be seen!



### Situation

The property is situated on the edge of a small development 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 frosted front door opens into:

### Entrance Hall



Tiled flooring, part exposed feature stone wall, radiator, stairs rise up to first floor, oak latched doors open to:

### Cloak Room



Comprising a W.C, wash hand basin, tiled flooring and tiled walls.

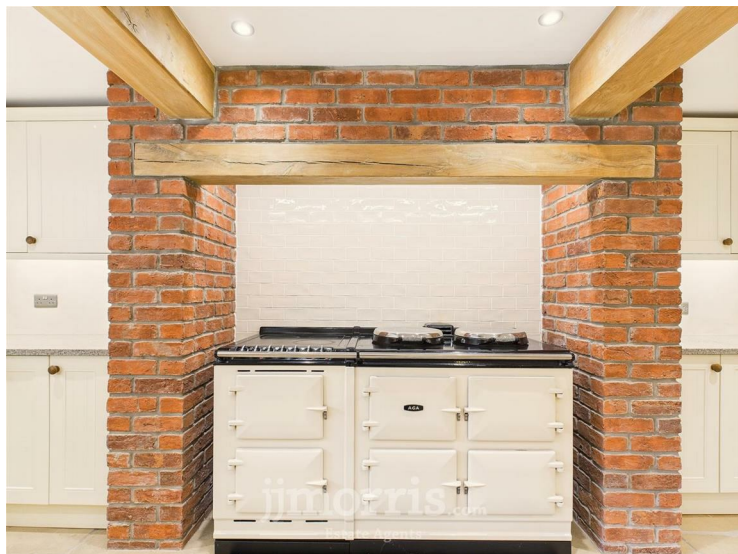
### Living Room



Impressive large red brick fireplace housing a wood burning stove, continuing theme with entertainment shelving for TV etc, tiled flooring, part exposed feature stone wall, exposed beams, double glazed window to front, radiators.



## Kitchen / Diner



Range of fitted kitchen units with granite worksurfaces, red brick surround housing an electric Aga with multiple ovens, exposed beams, tiled flooring, double porcelain sink, integrated dish washer, integrated washing machine,

integrated tumble dryer, double glazed window to front, boiler room housing an oil fired boiler serving the domestic hot water and central heating.

## First Floor Landing



Accessed via a turning staircase with half landing. Main landing has excellent eaves storage, Velux roof window, latched oak doors to:

## Bedroom 1



Double glazed dormer window to front, built in wardrobe, excellent eaves storage space, radiator.

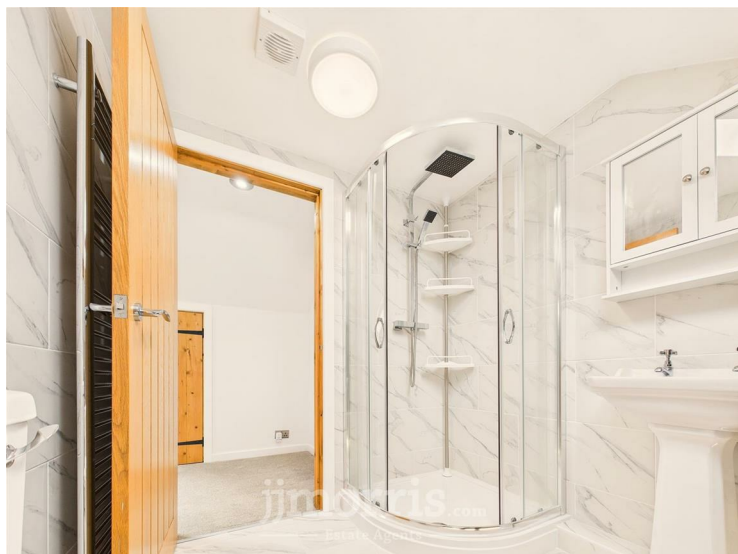


## Bedroom 2



Double glazed dormer window to front, built in storage and radiator.

## Bathroom



Roll top freestanding bath with mixer shower over, corner

shower cubical, pedestal wash hand basin, W.C, tiled floor and tiled walls, Velux roof window.

## Externally







The cottage enjoys its own private gated driveway which leads up the front of the property and provides ample hard standing for parking and turning. There is a good size patio to the front/side and useful garden shed. There are no further grounds to the rear making this an easy to maintain front and side garden only.

### Directions

From either direction, Kilgetty or St Clears, travel along the main A477 road to Llanteg and turn off by the BP petrol station onto Rectory Hill. As you come up the road you will see a turning right for Crunwre Close, turn here and then immediately on your left is the gated driveway leading to the cottage, identified by our JJMorris for sale sign.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Shared Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax D:

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///resist.describe.caused

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps 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 - & Data -

Three Voice - & Data -

O2 Voice - & Data -

Vodafone Voice - & Data -

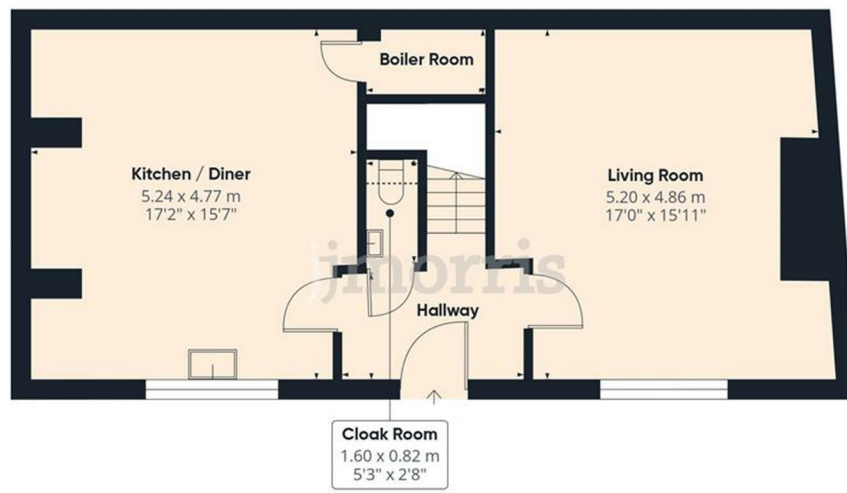
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

### Anti Money Laundering and Ability To Purchase

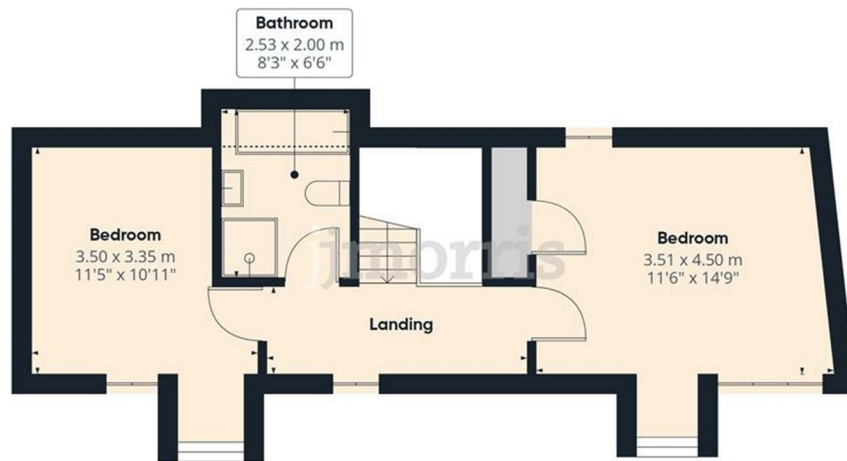
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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



### Floor 0




**Floor 1**

## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		61	75
<b>England &amp; Wales</b>		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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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