



Peke House, Llangolman, SA66 7QL

Offers In The Region Of £419,950

A fabulous detached 4 bedroom house providing exceptionally spacious, bright and airy accommodation, especially suited towards family living. The property is situated in a lovely semi-rural location, within Llangolman village, boasting views over rolling lush green countryside. There is ample off road car parking with its own private driveway, a detached double garage/workshop and colourful front and rear gardens. As mentioned, internally this house offers surprisingly spacious rooms of a well designed layout, being ideal for a buyer needing plenty of space. Viewing is essential to fully appreciate the excellent size and style of this fine family home.

Situation

The property is situated in the semi-rural village of Llangolman, a short drive from Clynderwen village which has a train station, pharmacy and useful convenience store. The nearest town of Narberth provides ample shopping facilities and amenities to cater for most every day needs. From this location you can also comfortably drive to Crymych Leisure Centre and Llys-Y-Fran Lake & Visitor Centre.

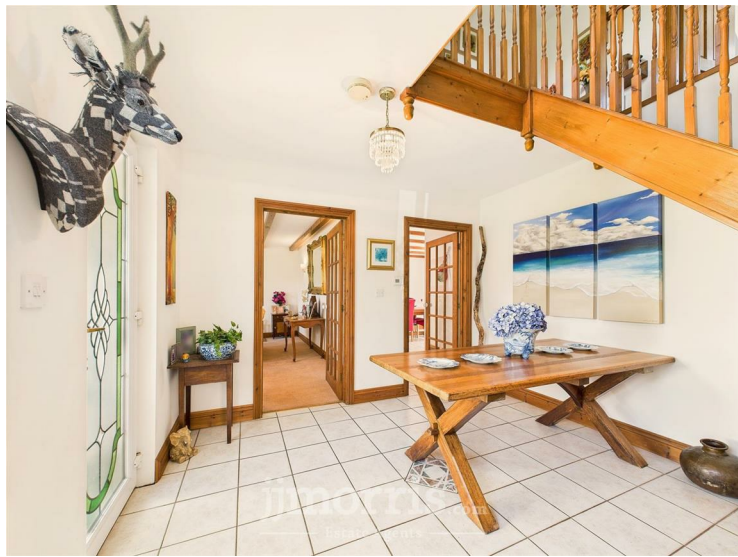
Accommodation

Double glazed front door opens into:

Entrance Porch

Double glazed windows to front and side, tiled flooring, frosted double glazed front door opens to:

Hallway



Tiled flooring, double glazed window to front, radiator, wooden staircase rises to first floor, understairs storage cupboard, doors open to:

Office



Double glazed windows to front and side, radiator, wood laminate flooring.

Lounge



Double glazed windows to front and both sides, radiators, mock wood-burner (gas fired) set in fireplace, beamed ceiling.

Dining Room



Continuation of tiled flooring, double glazed windows to side, radiators, beamed ceiling. Opening leads through to kitchen, folding glazed doors open to:

Conservatory



Double glazed windows around, external double glazed French doors to rear garden, tiled flooring, radiator.

Kitchen



Fitted with a range of wall and base storage units, worksurfaces, single drainer sink, range cooker, extractor hood over, integrated dish washer, part tiled walls, double glazed window to rear, tiled flooring, beamed ceiling, space for fridge freezer, door to:

Utility

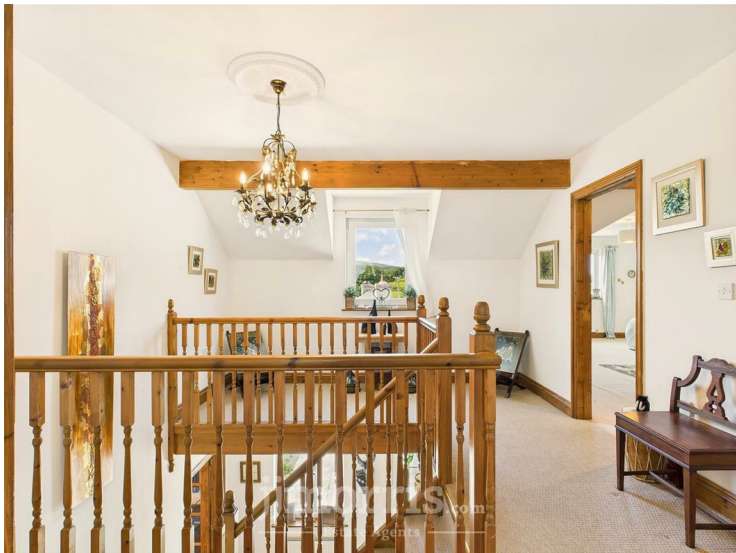


Fitted wall and base storage units, worksurfaces, single drainer sink, plumbing for washing machine, Worcester oil fired boiler serving the domestic hot water and central heating, double glazed window to rear and side, radiator, external double glazed door to side covered passage, built in storage cupboard, door to:

Cloak Room

Comprising a W.C, wash hand basin, radiator, tiled floor, frosted double glazed window.

Galleried First Floor Landing



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

Bedroom 1



Double glazed window to front, built in wardrobe, radiator, door to:

En-Suite



Comprising a shower cubical, W.C, wash hand basin, tiled floor, double glazed window to rear, part tiled walls.

Bedroom 2



Bedroom 4



Double glazed window to front, radiator.



Double glazed window and Velux roof window to rear, radiator, built in wardrobes and deep walk-in cupboard.

Bedroom 3



Double glazed window to rear, built in wardrobes, radiator.

Bathroom



Comprising a corner shower cubical, free standing roll top bath with mixer shower over, W.C, pedestal wash hand basin, heated towel rail, part tiled walls, tiled flooring.

Externally



At the front of the property there is a tarmac driveway providing ample off road car parking and turning space, access to the garage and front garden area with lawn and shrubs. Access on both sides of the property lead to the rear with a gated covered passage between the house and garage. To the rear there is a mature private garden with large established shrubs and boundary hedging, central lawn area, patios, covered seating area and summer house with rear lean-to shed.

Adjoining Detached Garage

Garage up and over door to front, double glazed pedestrian door to side/covered passage, double glazed window to side, power and lighting.

Directions

From Narberth proceed up the main A478 for some 6 miles or so, travelling through Clynderwen, Llandissilio and on to Efailwen where you then turn left signposted Llangolman. Follow the road and travel over the bridge until you enter the village itself. Travel straight through passing the garage on your left and keep going until you come to another cluster of properties outside the village centre. Take the



left turning here and the property is then located on your left hand side as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Oil

Services -

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: ///chains.nests.goodnight

Broadband Availability.

According to the Ofcom website, this property has both standard and Ultrafast broadband available, with speeds up to Standard 0.6 mbps upload and 5mbps 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.

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 - 78%

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.

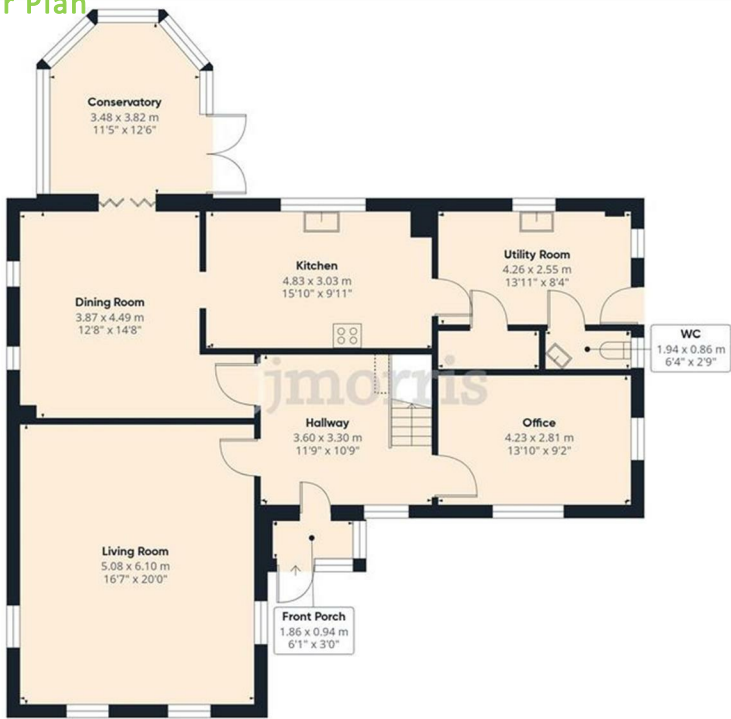
Anti Money Laundering and Ability To Purchase

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

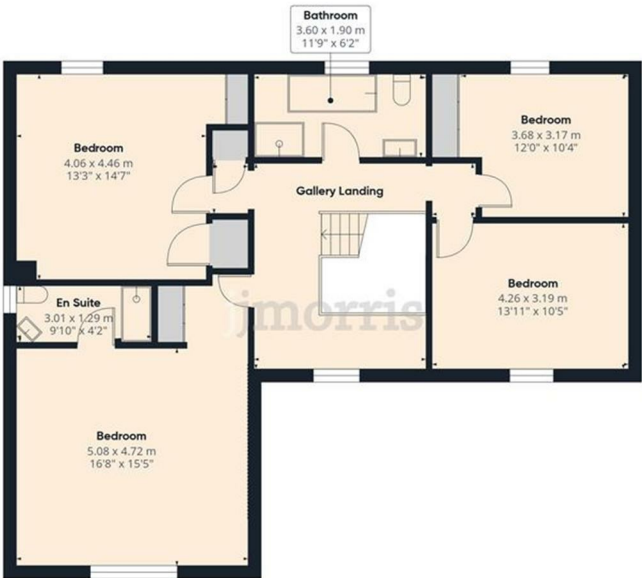
may also conduct a digital search to confirm your identity.

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



Floor 0 Building 1



Floor 1 Building 1

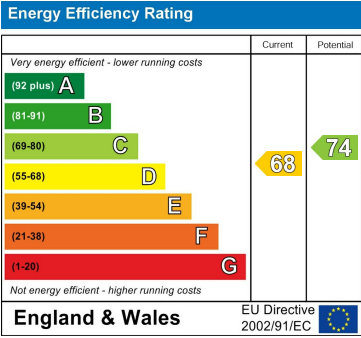


Floor 0 Building 2

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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