



**Preseli View, Penffordd, SA66 7HU**

**Offers In The Region Of £449,950**

This beautifully presented large detached house offers not only excellent family accommodation with 4 double bedrooms (2 having ensembles) but also a fully self contained 1 bedroom Annex, being ideal for adult children or elderly relatives. The main house provides wonderful living space of a very generous size, being naturally light and airy with appealing well kept rooms and far reaching countryside views. The annex is equally well presented and offers very comfortable accommodation adjoining the main house. Externally there is ample off road parking by way of a large brick paved driveway and an integral double garage with electric doors, plus front and rear gardens which are level and well maintained. Buyers seeking a large family or multigenerational home simply must come to view this superb house!



### Situation

The property is situated on the periphery of Penffordd village, set within the rural heart of Pembrokeshire. The area is predominantly agricultural with a scattering of small villages. Penffordd holds a small number of residents and is centrally located for reaching larger villages and towns in the area, such as Clynderwen 5 miles (which has a train station), Narberth 7.5 miles, Haverfordwest 10 miles, Fishguard 14 miles and Cardigan 20 miles. Also near by to this area are the spectacular Preseli hills which offer miles of walking and pony trekking.

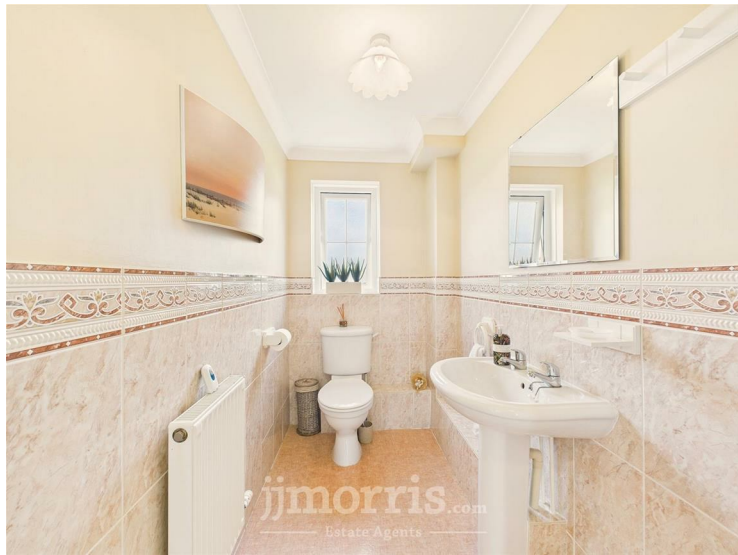
### House Accommodation

Open porch with front door opens into:

#### Entrance Hall

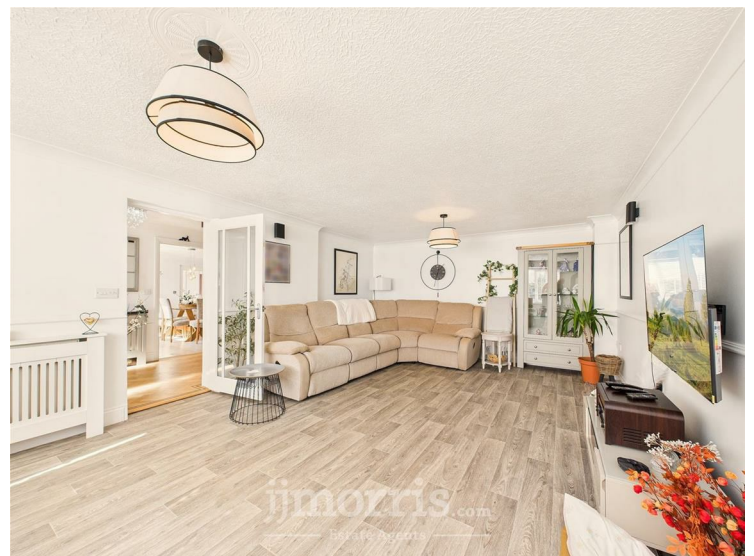
Stairs rise up to first floor, built in understairs storage cupboard, radiator. Door to Annex. Doors to:

#### Cloak Room



Comprising a W.C, pedestal wash hand basin, radiator, tiled floor, part tiled walls, frosted double glazed window to rear.

### Living Room



Double glazed bay window to front, gas fired stove (mock wood burner), radiator.

### Kitchen

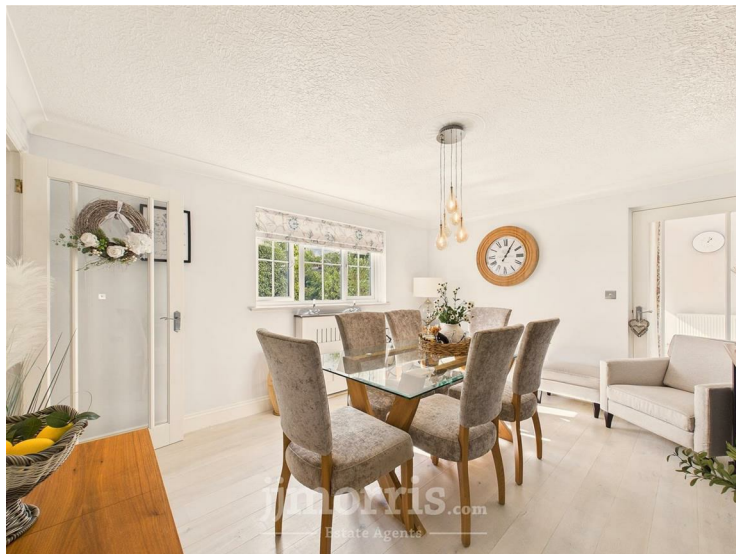






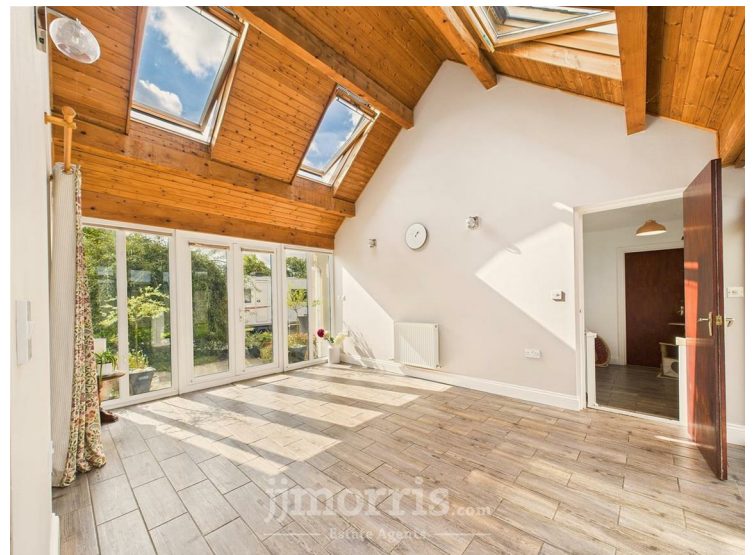
Fitted range of wall and base storage units with worktops over, breakfast bar, one and a half bowl single drainer sink, Rangemaster cooker and extractor hood over, integrated dish washer, integrated microwave oven, tiled flooring, part tiled walls, concealed mood lighting, double glazed windows to rear garden, stable door to Sun Room and door to:

### Dining Room



Double glazed window to front, radiator, door to entrance hall.

### Sun Room



Vaulted ceiling, Velux roof windows, tiled flooring, radiator, double glazed external French doors to front and rear with matching side windows, door to:

## Utility



Fitted storage cupboard and worktop, plumbing for washing machine and tumble dryer, tiled flooring, part tiled walls, frosted double glazed window to rear, Worcester oil fired boiler serving the domestic hot water and central heating, radiator, door to:

## Integral Double Garage



Twin electric up and over garage doors to front, double glazed window and external door to rear garden, fitted storage cupboards and worktop.

## First Floor Landing



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

## Bedroom 1



Fitted sliding wardrobes, double glazed window to front, radiator, door to:



### En-Suite



Comprising a bath with whirlpool jets and shower over, W.C, pedestal wash hand basin, tiled walls, tiled floor, radiator, Velux roof window.

### Bedroom 3



Double glazed window to rear, radiator. Door to:

### Ensuite

### Bedroom 2



Double glazed window to rear, radiator.



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

## Bedroom 4



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

## Family Bathroom



Comprising a corner bath, W.C, corner shower cubical, wash hand basin set in vanity storage unit, heated towel rail, tiled floor, tiled walls, frosted double glazed window to rear and Velux roof window.

## Annex Accommodation

Accessed by either an internal door from the hallway or externally from either its kitchen or its own conservatory. Door from hallway opens into:

## Kitchen

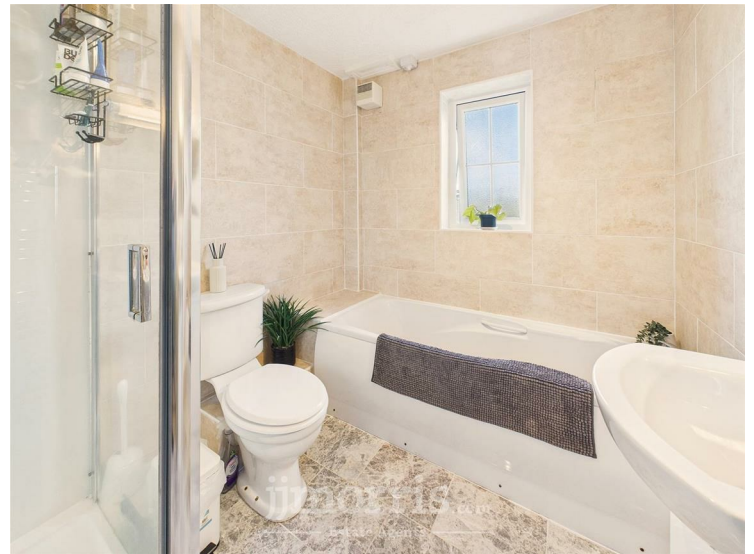


Fitted with a range of wall and base storage units with worktops over, eye level double oven, 4 ring electric hob, extractor hood over, part tiled walls, plumbing for washing machine, radiator, double glazed external door and window to rear. Door opens to:

## Hallway

Doors open to:

## Bathroom



Comprising a bath, corner shower cubical, wash hand basin set within a vanity storage unit, W.C, tiled floor, tiled walls, heated towel radiator, frosted double glazed window to rear.



## Living Room



2 x Velux roof windows, radiator, door to bedroom and French doors open to:

## Conservatory



Tiled flooring, radiator, double glazed external French doors to garden and double glazed windows around.

## Annex Bedroom 5



Double glazed window to front, radiator, built in sliding mirrored wardrobes.

## Externally



To the front of the property there is a brick paved entrance driveway with cattle grid, leading along the front and to both sides, providing ample car parking space, access to the double garage and even providing enough room for parking a caravan/motorhome etc. Front garden areas are mainly laid to lawn, being level and well maintained with mature hedgerows and fencing. To the rear there is a good size level garden, laid mainly to lawn with raised seating area and storage shed.

## 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: ///winds.burns.this

### Directions

Upon reaching the village of Penffordd, turn onto Tre-Gendeg Road and Preseli View is the last property on the left hand side, as identified by our JIMorris for sale sign.

### Broadband Availability.

According to the Ofcom website, this property has superfast broadband available, with speeds up to 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 - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

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.

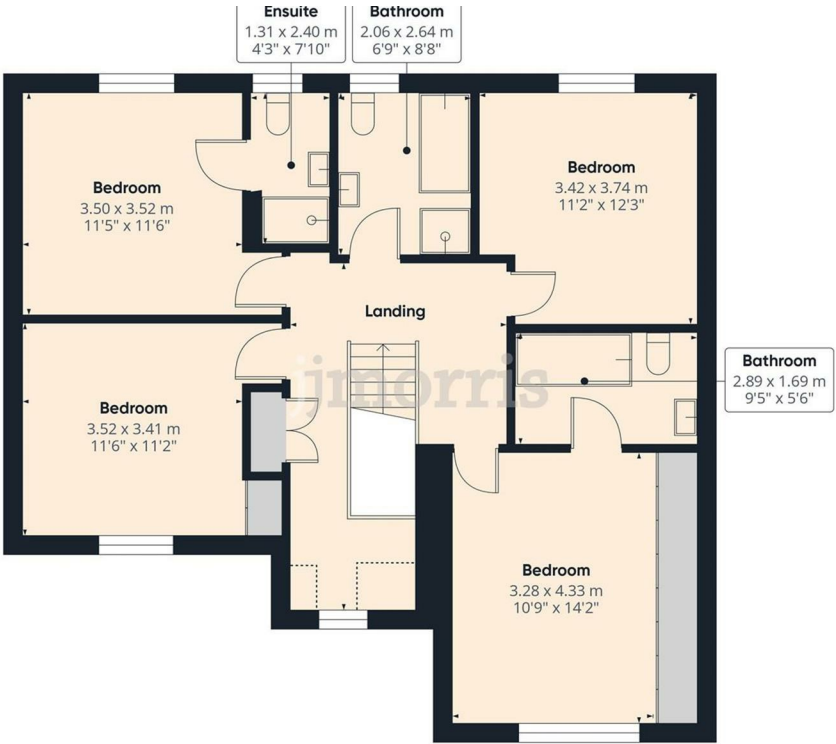
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Floor Plan



Floor 0

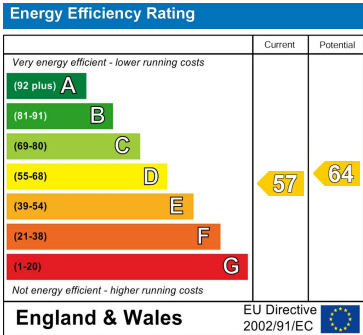


Floor 1

Area Map



Energy Efficiency Graph



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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