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Pistyll Meigan, Blaenffos

£850,000 Freehold

Detached Period Home • Beautifully Restored & Maintained • Set Over Three Floors • Seven Bedrooms • Four Bathrooms • Extensive Gardens & Paddock • Ample Parking

Contact Cardigan Office



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Accommodation Comprises:

Stained glass doors to:

Porch

Tiled floor, double glazed windows, stained glass door to:-

Hallway

Tiled floor, radiators, picture rail, coved ceiling, stairs leading to the first floor, doors to:-

Sitting Room

Tiled floor, radiator, Morso log burner on slate hearth with wooden surround, uPVC double glazed sash windows, floor to ceiling French doors leading to the side patio, glazed window to hallway, coved ceiling.

Living Room

Radiators, uPVC double glazed sash windows, Morso log burner on slate hearth and inset tiled wall with feature wooden surround, picture rail, coved ceiling.

Kitchen/Diner

Having an extensive range of wall and base units with marble effect worktops, stainless steel sink unit with mixer tap over, tiled splash back, integrated ovens with storage above and below, Rangemaster cooker with induction unit over, kitchen island with storage units under, radiators, Morso log burner set in an inglenook with exposed beam over, tiled flooring, glazed door through to:-





Office

Tiled floor, radiator, double doors opening to side garden, door to:-

Bathroom

Hand wash basin in vanity unit, WC, walk-in shower, tiled walls and floor, heated towel rail, double glazed windows.

Utility

Belfast sink, uPVC double glazed windows, fitted wall and base units, two uPVC doors to rear patio, tiled floor, polycarbonate roof. Oil fired boiler.

First Floor Landing

uPVC double glazed sash windows, radiator, under stairs storage, doors to:-

Bedroom One

Oak wooden floor, radiators, uPVC double glazed windows and double doors opening to the balcony with views over the garden, walk-in wardrobe, storage cupboard.

Bedroom Two

Radiator, uPVC double glazed sash windows, fireplace on tiled hearth and surround, wooden panelled ceiling.

Bedroom Three

Radiator, uPVC double glazed sash windows, wooden panelled ceiling.





Bedroom Four

uPVC double glazed sash windows, radiator, wooden panelled ceiling. Door to:

Ensuite

Hand wash basin in vanity unit, WC, shower, heated towel rail, underfloor heating, tiled floor and walls.

Bathroom

Wood effect tiled flooring, hand wash basin in vanity unit, WC, bath, shower, heated towel rail, wooden panelled wall, double glazed window, underfloor heating.

Bedroom Five

Radiator, wooden panelled walls, exposed timber beams, Velux windows, uPVC double glazed sash window.

Bedroom Six

Radiator, uPVC double glazed sash windows, wooden panelled ceiling.

Bedroom Seven

Radiator, wooden panelled walls, Velux window, double glazed window.

Bathroom

Hand wash basin in vanity unit, tiled floor and walls, WC, shower, double glazed window, storage shelves, heated towel rail.





Utilities & Services

Heating Source: Oil central heating. Services: Electric:
Mains Water: Mains Drainage: Septic Tank Tenure:
Freehold and available with vacant possession upon
completion Local Authority: Pembrokeshire County
Council Council Tax: Band H What3Words:
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Anti Money Laundering & 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.





Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 0.9mbps upload and 8mbps 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 mobile coverage EE - Good outdoor. Three - Good outdoor. O2 - Variable outdoor. Vodafone. - Good outdoor. 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.



GARDEN

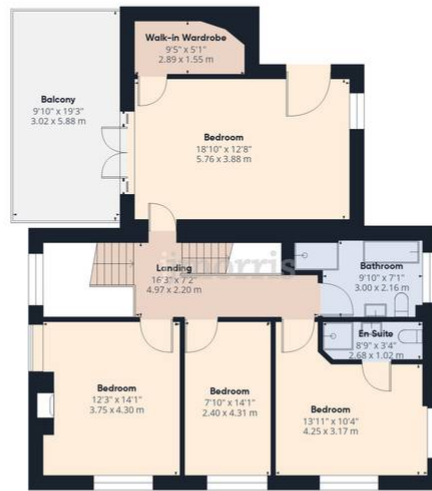
The property is approached via a wooden gated entrance, opening onto a gravel driveway bordered by extensive lawned gardens. The driveway continues to the front of the property providing ample off-road parking. To the side of the property is a generous patio area which extends around to the rear where a further private patio provides an excellent space for outdoor dining and entertaining. Steps lead from here to a further seating area, complete with stone BBQ, creating an ideal setting for enjoying the surrounding gardens. The rear garden is accessed via broad, laid steps leading upwards from the patio, with well-established planted borders and mature vegetation on either side. The garden itself feature an extensive level lawn, a polytunnel and a number of ornamental and fruit trees including apple, plum, pear, medlar, quince and mulberry, all enclosed by a traditional wall around the perimeter, providing a good degree of privacy and seclusion. In addition to the extensive formal gardens, the property benefits from a substantial 3.2 acre paddock, conveniently accessed directly from the driveway. The paddock offers considerable versatility and would be well suited to equestrian use, grazing recreation or a variety of other rural pursuits, subject to any necessary consents.



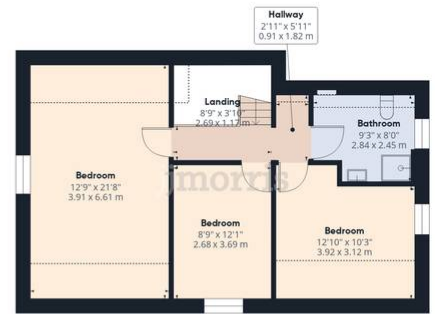
Floor -1



Floor 0



Floor 1



Floor 2



You can include any text here. The text can be modified upon generating your brochure.

