



St. Brannarch, Maenclochog – SA66 7LD

Offers in Region of £309,950

**jmorris**.com



## St. Brannarch

Maenclochog, Clynderwen

A charming detached bungalow set on a generous plot with mature gardens and grazing paddock, altogether amounting to approximately 1.2 acres in size. The property enjoys a lovely quiet position, being set back off a small minor road within the village of Maenclochog, yet is within walking distance to the village amenities. The accommodation offers a spacious open plan kitchen/diner, conservatory, 2 double bedrooms and a good size bathroom. The loft would make a potential third bedroom, subject to planning and building regulation approval. Buyers seeking a peaceful home with the ability to keep a small number of animals and grow their own fruit and veg, amongst beautiful surroundings and views of the Preseli hills, should absolutely make an appointment to view without fail.



### **Situation**

The property is situated off a minor road in the rolling hills of north Pembrokeshire, just on the periphery of Maenclochog village. The community offers a range of everyday amenities including a primary school, village shop, petrol station and welcoming local pubs. Surrounded by the dramatic landscapes of the Preseli Hills the area is ideal for walking, cycling, and enjoying panoramic countryside views. Despite its peaceful setting, the village is just a short drive from the spectacular coastline of Pembrokeshire Coast National Park, with popular seaside spots such as Newport and Fishguard nearby, while larger towns including Haverfordwest and Narberth provide a wider range of shops, restaurants, and services, making this charming property an ideal place to live.

### **Accommodation**

Double glazed front door opens into:

#### **Front Porch**

Double glazed windows to front and side, ornate tiled flooring, double glazed window opens into:

#### **Entrance Hall**

Continuation of ornate tiled flooring, radiator, archway leading to inner hallway. Doors opens to:

#### **Living Room**

Double glazed window to side, fitted book shelves, radiator, access to loft. Door to:

#### **Kitchen/Diner**

Fitted with a range of wall and base storage units with worktops over, extractor hood, double oven, 4 ring electric hob, plumbing for washing machine, single drainer sink, part tiled walls, dining area with space for table and chairs, radiator, double glazed window to rear, door to rear porch, double glazed door to:

#### **Conservatory**

Double glazed windows around and external doors to side garden.

#### **Rear Porch**

External door, tiled flooring, door to:

#### **Boiler Room**

Housing a Worcester oil fired boiler serving the domestic hot water and central heating, window to rear.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to front, radiator.

### **Bathroom**

Comprising a bath, corner shower cubical, W.C, wash hand basin set in vanity storage unit, tiled floor, tiled walls, radiator, double glazed window, built in airing cupboard.

### **Externally**

To the front is a hardstanding driveway which leads to a sizeable parking and turning area at the side of the bungalow, where there is also a detached garage. Front and side garden areas of a good size, laid mainly to lawn with colourful shrubs and plants. To the rear there is a useful detached storage shed, vegetable garden and grazing paddock, which is level and of good pasture. The entire plot amounts to approximately 1.2 acres.

### **Directions**

From Maenclochog, pass the primary school on your right and take the first right hand turning just before leaving the village. The property is then seen on the left hand side, identified by our JJ Morris for sale sign. What3words: [///stammer.unimpeded.bill](#)

### **Services**

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: D

EPC: C

Tenure: Freehold and available with vacant possession upon completion.

**Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available. 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 - 76%

Three Voice & Data - 75%

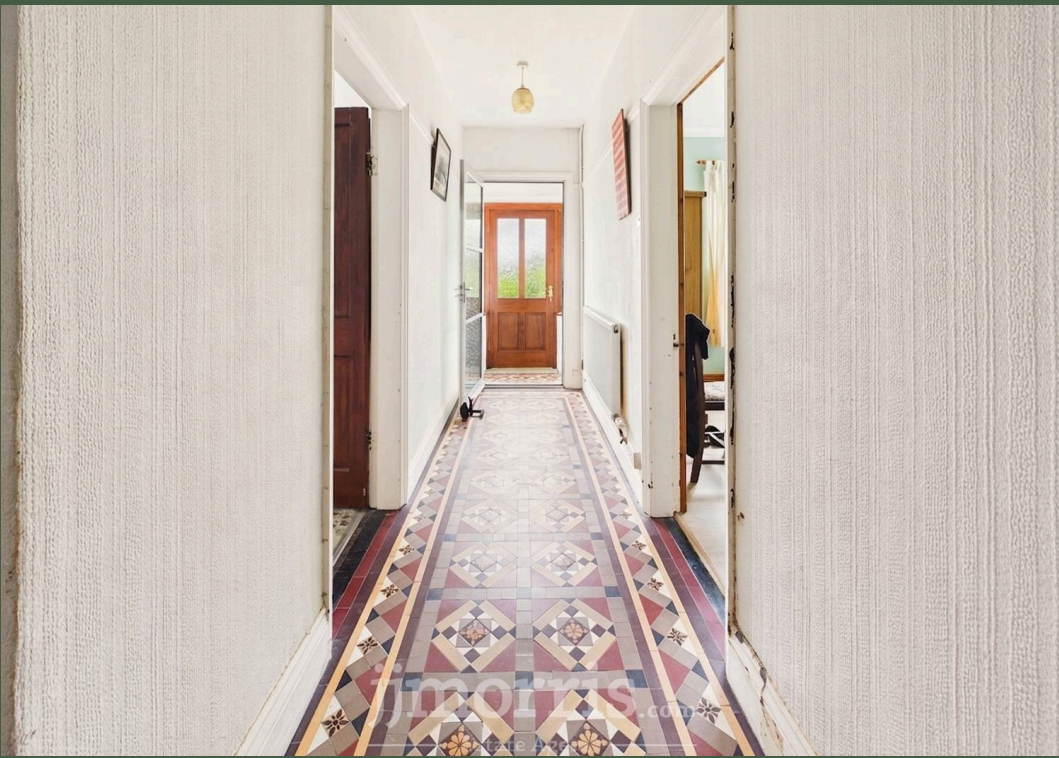
O2 Voice & Data - 61%

Vodafone Voice & Data - 73%

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**

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.



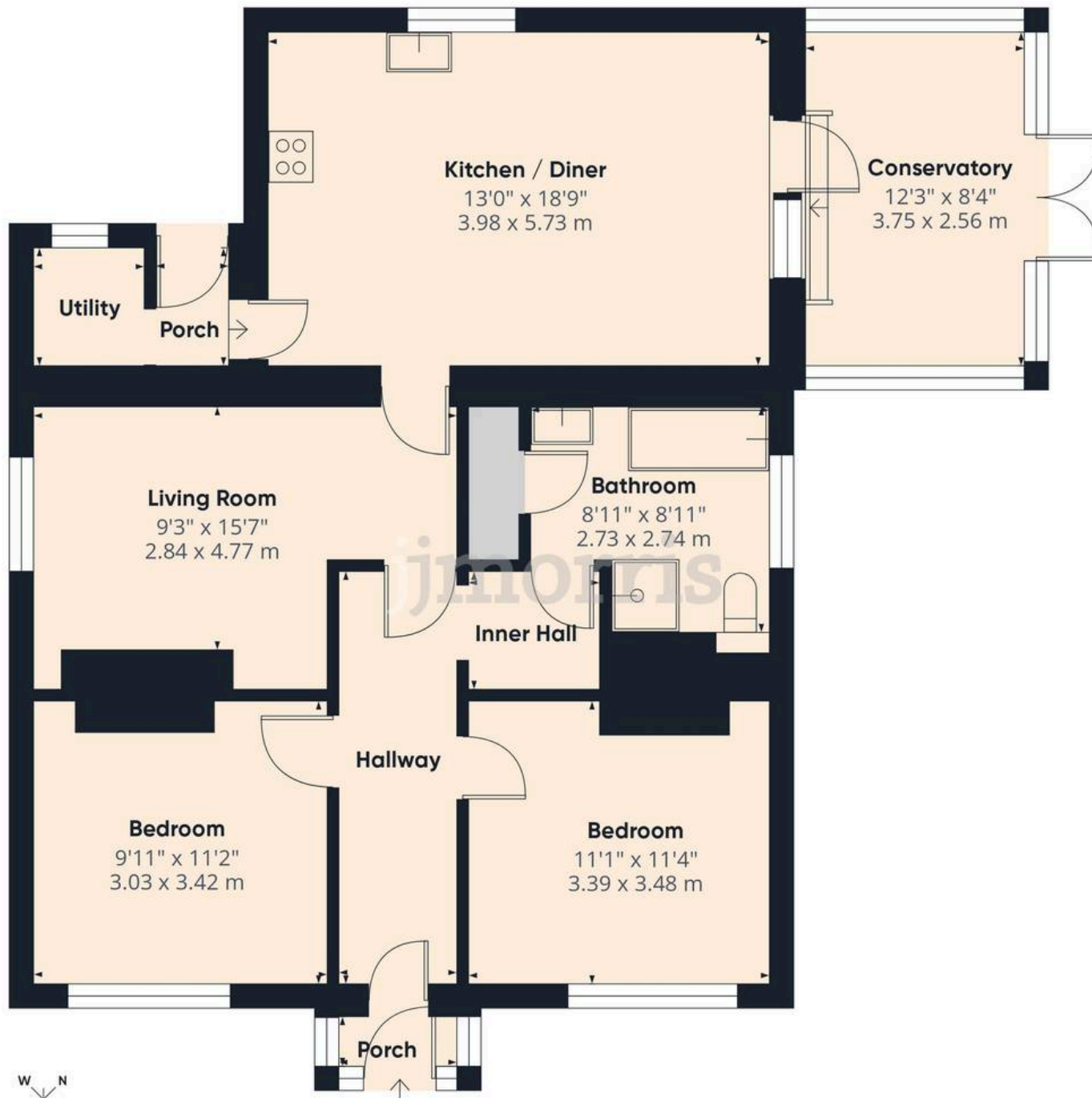




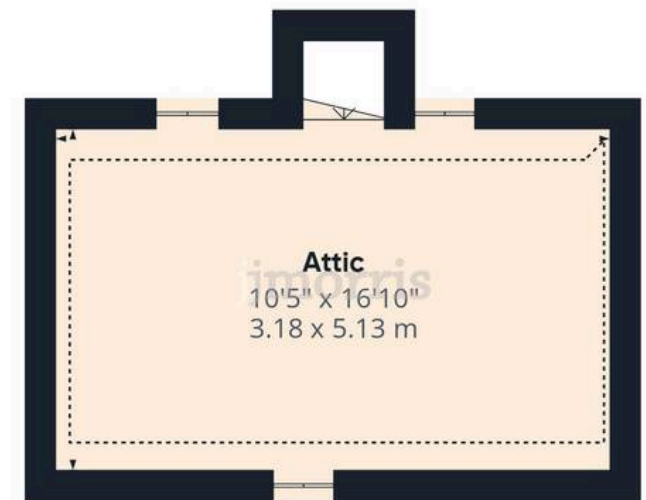








Floor 0



Floor 1



## JJ Morris Narberth

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