



## Llwydarth Mill, Llanycefn – SA66 7QJ

Offers in Region of £550,000

**jmorris**.com



## Llwydarth Mill

Llanycefn, Clynderwen

A traditional detached 3 bedroom house with approximately 10 acres, set in a lovely location by the river Cleddau Ddu and being close by to the Nant-y-cwm children's Steiner school, near the rural village of Llanycefn, Mid-Pembrokeshire. The property enjoys large mature colourful grounds and garden areas, plus approximately 5 acres general grazing land/paddocks and a further 5 acres of mature woodland. There is a gated driveway and double garage providing ample off road parking space, county views and is altogether a lovely secluded property, tucked away off the beaten track in a quiet rural area. The property is offered with no onward chain.



### **Entrance Porch**

Entered via glazed wooden door. Tiled flooring, radiator, window to side, passageway leads on to kitchen and door opens to:

### **Cloak Room**

W.C, pedestal wash hand basin, window.

### **Kitchen**

Fitted wall and base storage cupboards, worktops, oil fired Rayburn serving the domestic hot water and central heating, tiled flooring, window to rear, plumbing for washing machine, doors to:

### **Lounge / Diner**

External glazed wooden door and two windows to rear, open fireplace with surround, 2 radiators.

### **Inner Hall**

Window to front, radiator, stairs rise up to:

### **First Floor Landing**

Window to front, built in airing cupboard, roof sky light window, doors open to:

### **Bedroom 1**

Radiator, two windows to the front with river view and one to the side.

### **Bedroom 2**

Window to front and side, radiator.

### **Bedroom 3**

Window to side, radiator.

### **Bathroom**

Comprising a bath with shower over, W.C, pedestal wash hand basin, roof sky light window, radiator.

### **Externally**

The property is accessed by its own gated driveway, leading down to a hard standing parking area and a detached double garage. To the rear there are well kept mature gardens leading down to the river boundary. To one side there are roughly 5 acres of mature woodland and the opposite side 5 acres of rough/wet grazing land.

### **Public Footpath**

There is a public footpath leading around the adjoining rough/wet grazing land.

### **Utilities & Services**

Heating Source: Oil

Electric: Mains

Water: Private Bore Hole

Drainage: Private System

Local Authority: Pembrokeshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///daunted.sprains.inferior

### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast 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 - 75%

Three Voice & Data - 72%

O2 Voice & Data - 59%

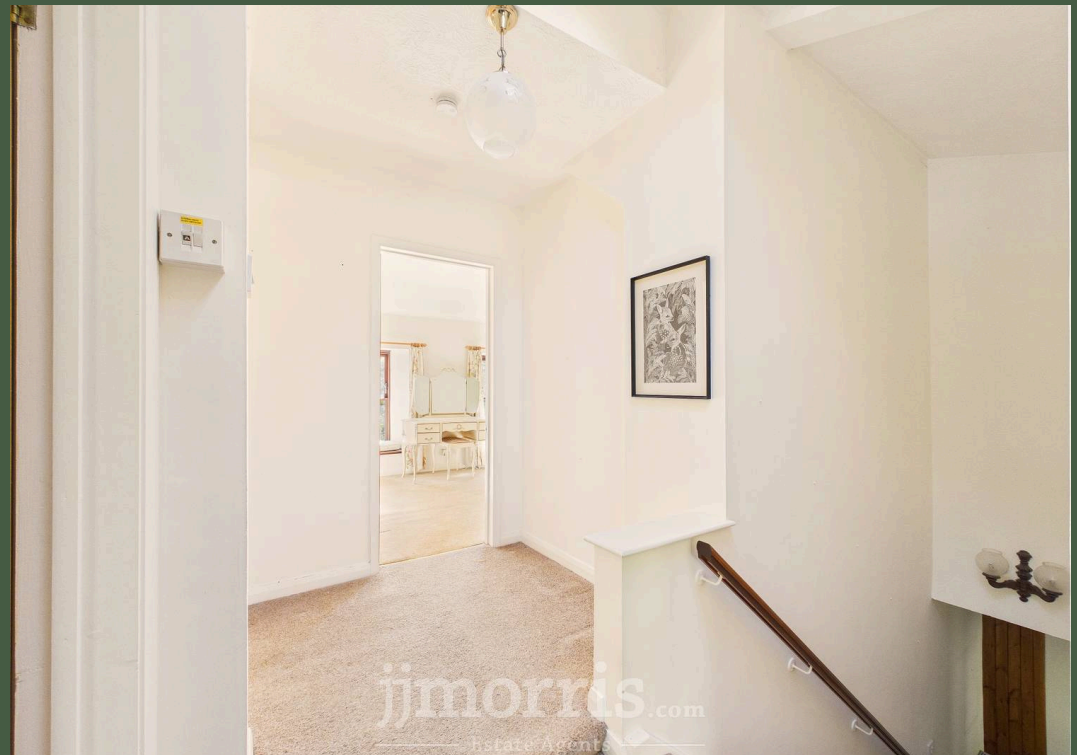
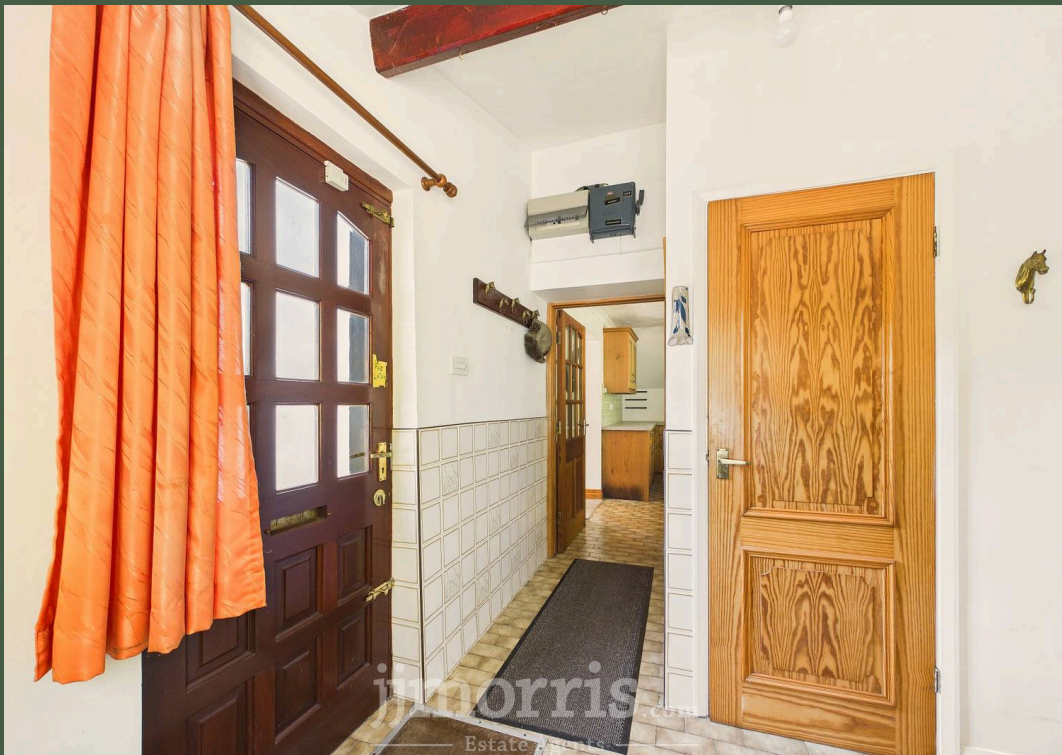
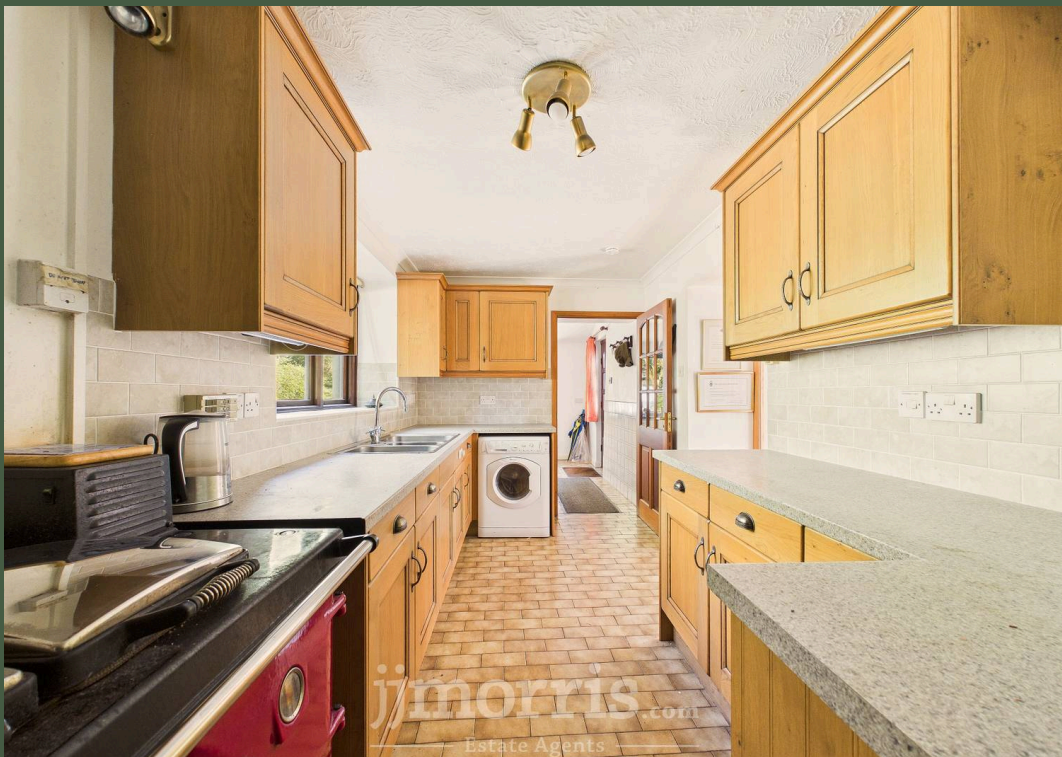
Vodafone Voice & Data - 72%

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.









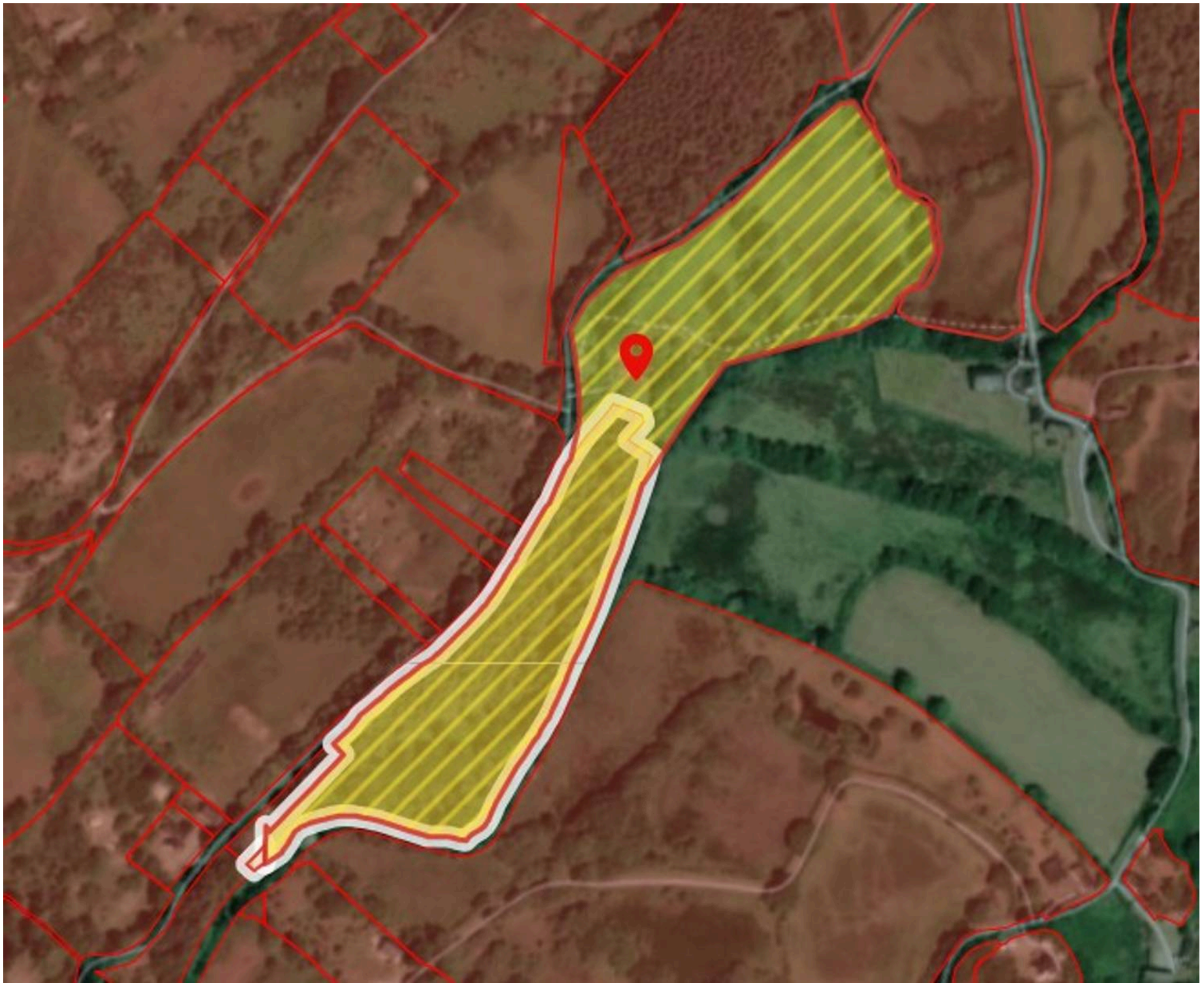


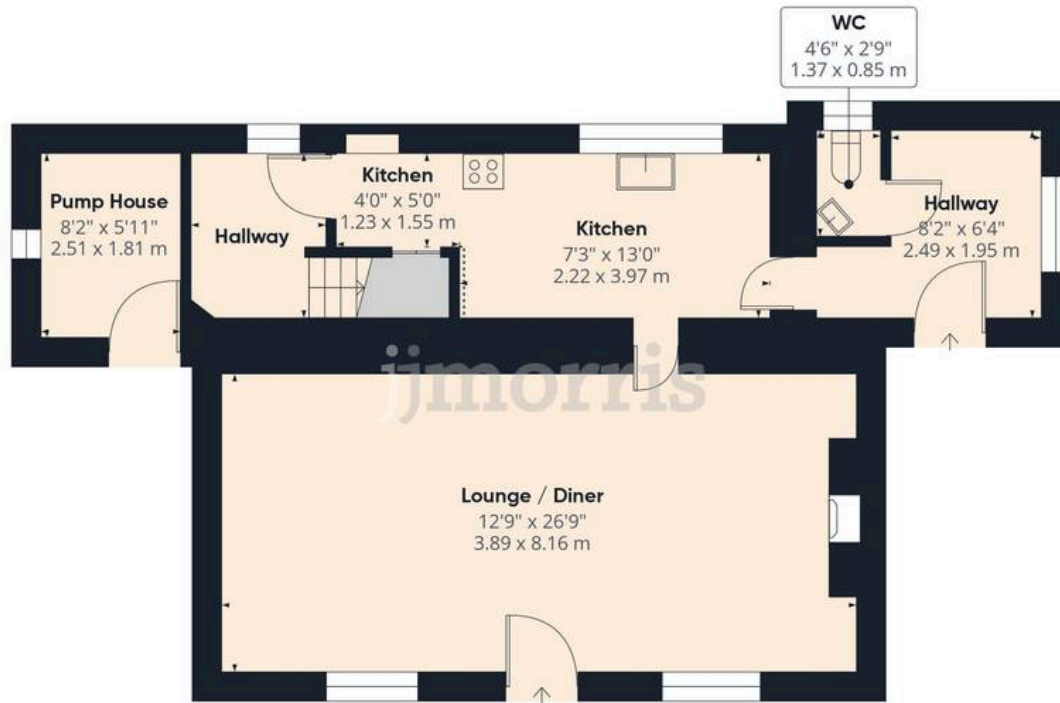


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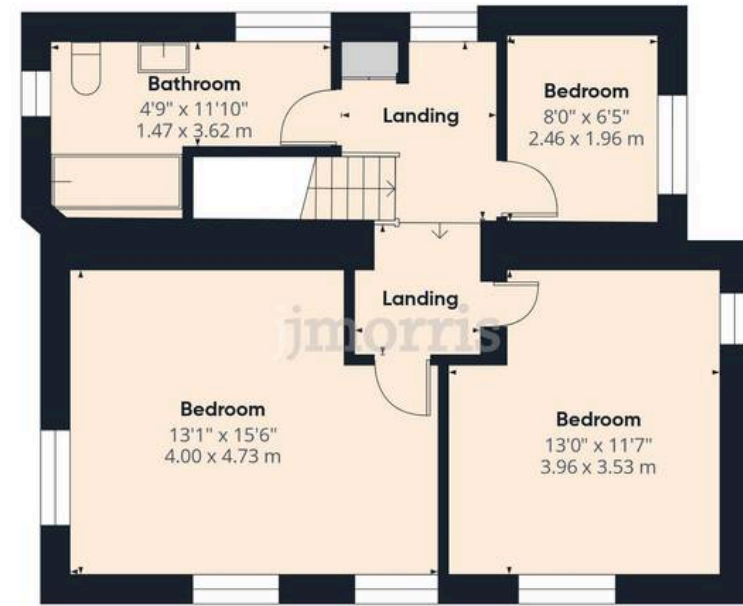


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