



Tregwiddan, Mynachlogddu, SA66 7RY

Offers in Region of £575,000

Contact Narberth Office



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Tregwiddan

Mynachlogddu, Clynderwen

An immaculate 5 bedroom detached dormer bungalow, located within the breath-taking Pembrokeshire National Park and enjoying truly stunning country views. This beautifully presented home offers an incredibly spacious and naturally light interior, with a welcoming atmosphere that greets you the moment you step inside. The accommodation is thoughtfully laid out to provide flexibility for family living or entertaining guests, with generously sized bedrooms and versatile reception spaces that can adapt to your lifestyle. The kitchen is well-appointed and open plan to the dining area, creating a wonderful space for daily life. Each bedroom is of a generous size, with ample storage and plenty of natural light, making every space feel inviting and restful. The 2 bathrooms are modern and stylish, finished to a high standard for ultimate comfort. Throughout the property, careful attention has been paid to both aesthetics and practicality, ensuring a home that is as functional as it is beautiful. Due to the size and layout, it could be possible to create an annex/self contained unit within the property, subject to building regulations. The property benefits from a gated driveway and ample off road parking, providing privacy and convenience for residents and visitors alike. For those with a passion for gardening or self-sufficiency, additional land amounting to approximately 8 acres is situated just a short walk up the road, offering a poly tunnel, established veggie beds, and a young orchard (ideal for anyone looking to embrace a country lifestyle or explore new hobbies). The bulk of this land is used for sheep/pony grazing, being fenced and enjoys roadside gated access. The location is truly special, offering peace and tranquillity while still being within easy reach of local amenities and the stunning natural beauty that Pembrokeshire is renowned for. Viewing is essential to fully appreciate all that this exceptional bungalow has to offer, whether you are searching for your forever family residence or a countryside escape, this property combines comfort, space, and an unbeatable location to create a truly desirable opportunity.

Situation

The property is situated just outside the small country village of Mynachlogddu, approximately 3 miles from the larger village of Crymych, which provides a range of good basic amenities to include both primary and secondary schooling, leisure centre, Morrisons mini-market, pharmacy, petrol station etc. The larger towns of Cardigan and Narberth, both providing a wider range of shops, services and amenities, are within roughly a 20 minute drive. The property is set within the beautiful Pembrokeshire national park, renowned for its excellent walks and dramatic scenery spanning across the rugged range of Preseli hills, which are literally accessed from just down the road.

Accommodation

Frosted double glazed front door opens into:

Entrance Hall

wooden flooring, radiator, access to loft space, doors to:

Living Room

Double glazed window to front, radiator.

Kitchen / Diner

Fitted with a range of wall and base storage units with worktops over, single drainer sink, 4 ring electric hob, extractor hood, eye-level double oven, microwave, integrated fridge freezer, breakfast bar, tiled floor, part tiled walls, double glazed window to rear enjoying spectacular views, dining area with space for table and chairs, radiator, double glazed window to rear enjoying the fine views. Door to:

Inner Hall

Stairs rise to first floor, doors open to:

Utility

Housing a Worcester oil fired boiler serving the domestic hot water and central heating, radiator, frosted double glazed external door to rear, plumbing for washing machine, fitted storage cupboard, double glazed window to rear, door to:

W.C

Frosted double glazed window, W.C, wash hand basin set in vanity storage unit.

Bedroom 3

Accessed from the inner hall. Double glazed window to front, built in wardrobe, radiator.

Bedroom 2

Accessed from the main hallway. Double glazed window to front, radiator.

Bedroom 1

Double glazed window to front, radiator.

Bathroom

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

Sitting Room

Radiator, open-plan through to:

Conservatory

Double glazed floor to ceiling windows enjoying the outstanding views, external French doors to rear garden, ceiling sky lantern.

First Floor Landing

Doors open to:

Bedroom 4

Double glazed window to front, radiator.

Bedroom 5

Double glazed window to front, radiator.

Externally

To the front of the property there is a gated hardstanding driveway providing ample off road parking space, and a beautiful front garden laid mainly to lawn with colourful flower borders. Access down the side leads to the rear where there is another beautifully kept garden with patio seating area, lawned terraces with colourful beds, greenhouse and superb far reaching countryside views.

Additional Land

A short distance up the road, roughly 100 meters away, there is a useful block of land amounting to approximately 8 acres or thereabouts, enjoying roadside gated access. The land is relatively level and of rough grazing, ideal for sheep, ponies etc. Within the land the seller has created a lovely fenced vegetable garden with poly tunnel, young fruit orchard and raised growing beds with water connected. Please see our plans for identification. The land is also within the national park and we believe will have restrictions around usage and fertilising etc. Please check with the national park for further information.

Services

- Heating Source: Oil
- Electric: Mains
- Water: Mains
- Drainage: TBC
- Local Authority: Pembrokeshire Country Council
- Council Tax Band: E
- EPC: E
- Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has standard 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 Reception

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.

Directions

From Narberth take the A478 road signposted to Cardigan and travel through Clynderwen and Llandissillio until reaching Glandy Cross. At the junction by the garage/petrol station, take the 2nd left signposted to Mynachlogddu and proceed into the village. Bear right at the junction in the middle of the village and follow this road for a short way until the property is found on the right hand side.

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.









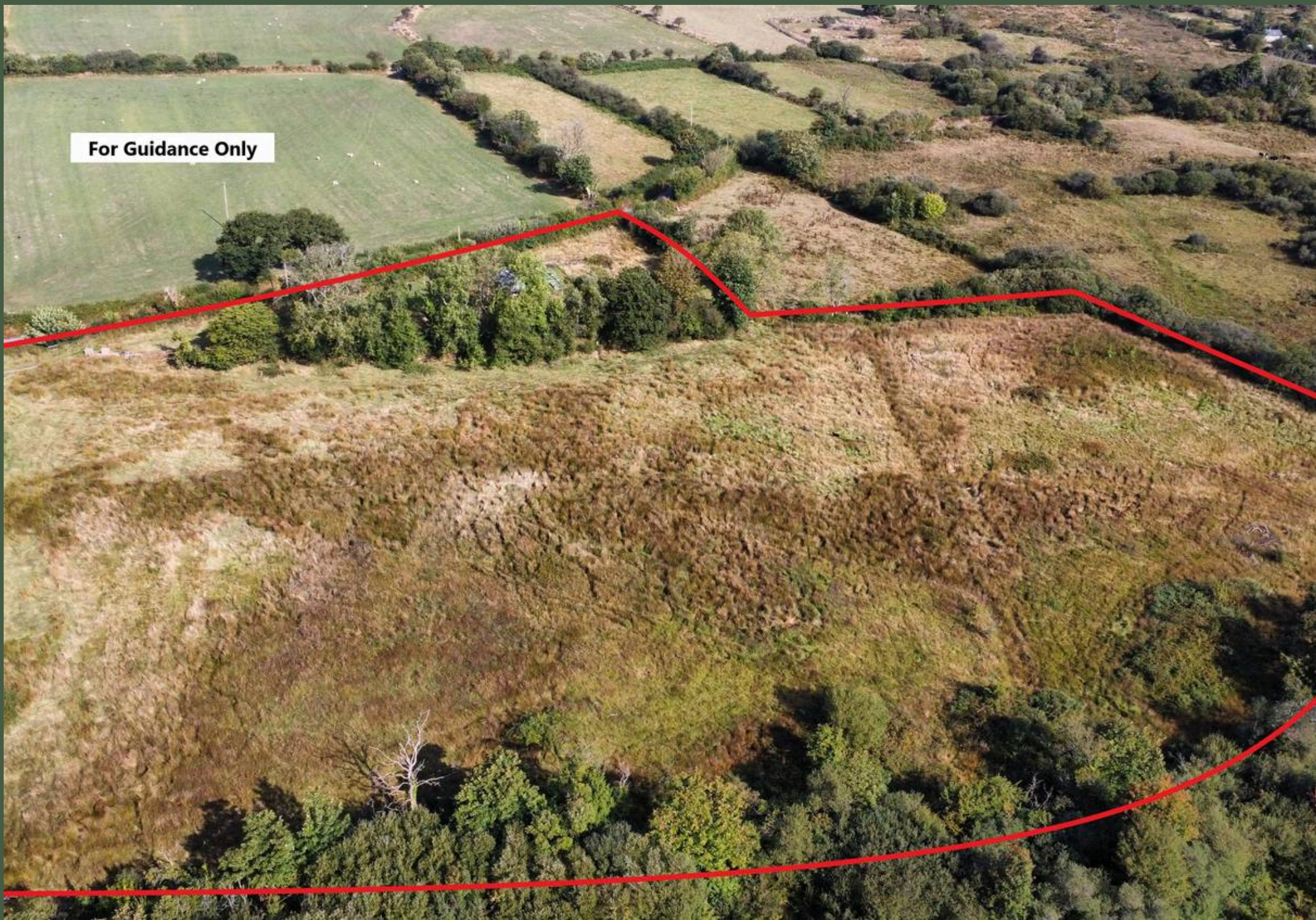


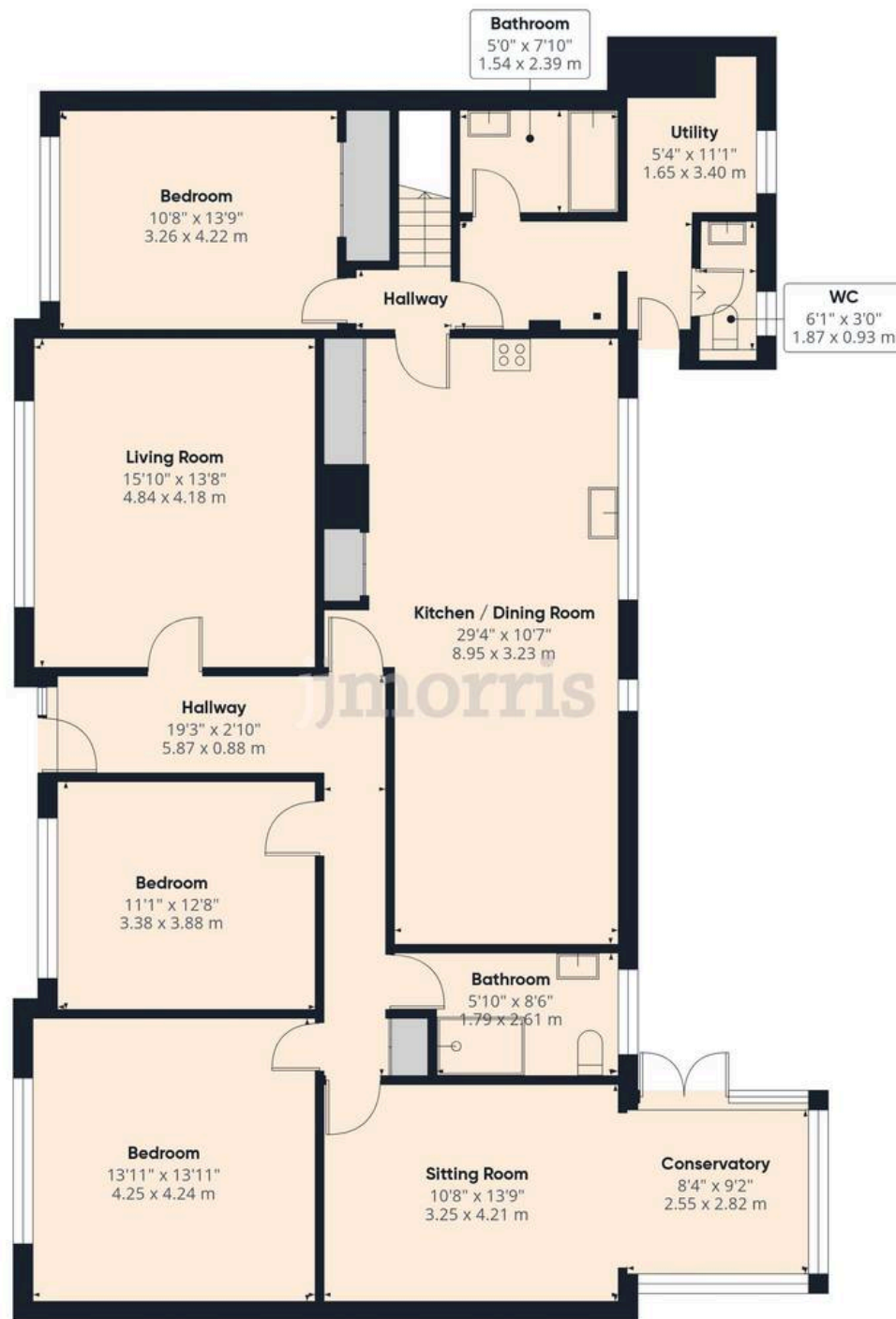




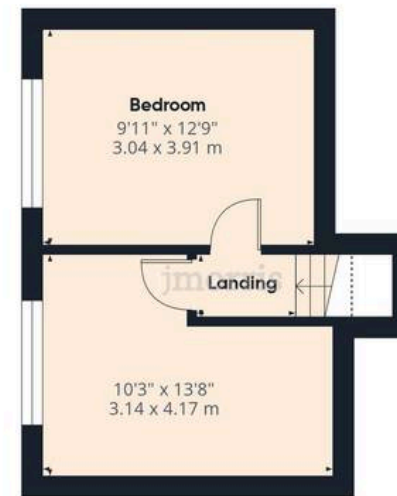


For Guidance Only





Floor 0



Floor 1





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