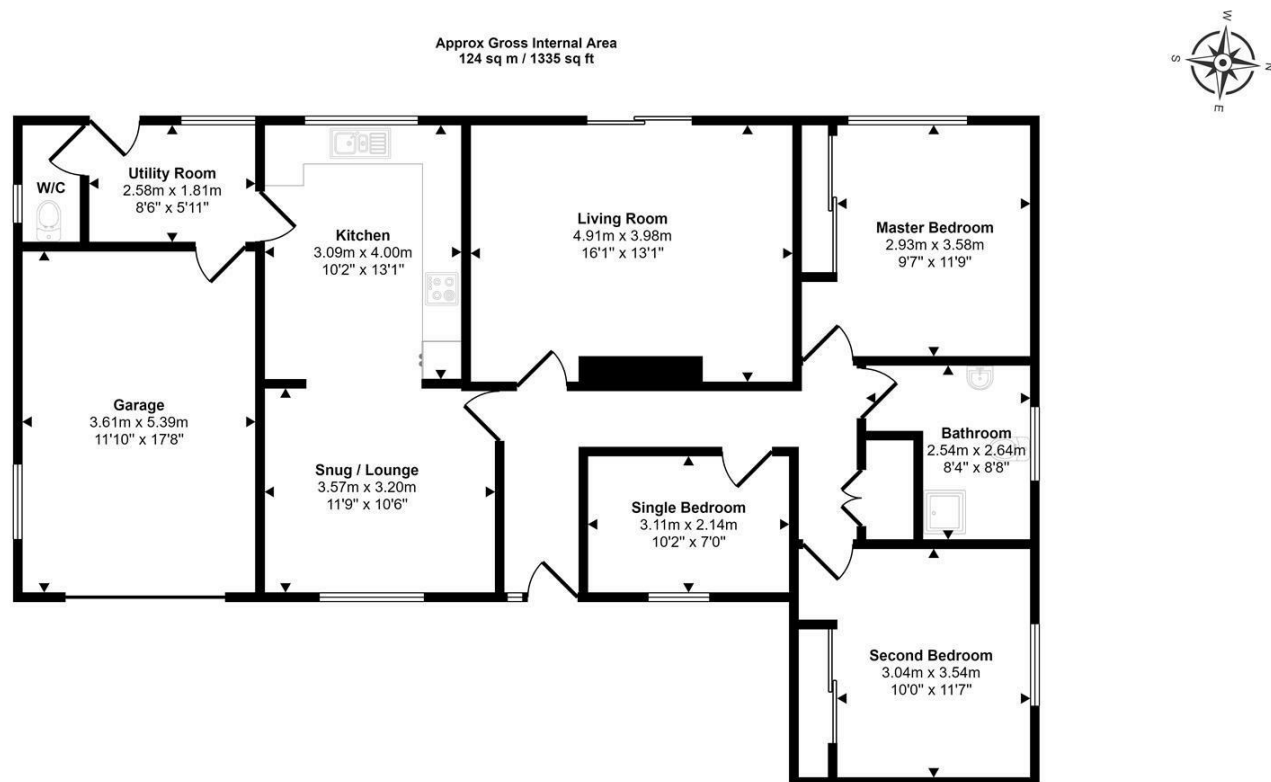




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E' Pembrokeshire County Council

Ref: LW/LW/03/24/OK/LW

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

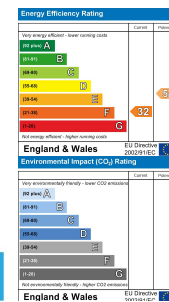


## Cilfynydd Clos Y Gafel, Crymch, Pembrokeshire, SA41 3QL

- 3 Bed Detached Bungalow
- Integral Garage
- Lovely Views to Rear
- Cul-de-sac Location
- Gas Central Heating
- 2 Reception Rooms
- Plenty Off-Road Parking
- Gardens All Round
- Walking Distance to Village & Schools
- Energy Rating: F

**Price £295,000**

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**The Agent that goes the Extra Mile**







Don't miss this opportunity to purchase a well presented, detached bungalow situated in a cul-de-sac location on the outskirts of the rural village of Crymych in North Pembrokeshire and within walking distance to the local schools and shops. This property is set within a good-sized plot with lovely views of the hills beyond and benefits from three bedrooms, and plenty of off-road parking. It would make an ideal family home for a growing family where they can enjoy all the benefits of a semi-rural lifestyle whilst still being near to amenities and a local community. Additionally the house enjoys views of the National Park but sits outside the park's boundaries.

Entering via the front door into the entrance hall that follows round in an L shape, this leads to the kitchen on your left which is open plan into the additional lounge area, this could be changed to a dining room and offers many options for socialising. The kitchen has a gas hob and fitted gas oven and matching wooden base and wall units made by Crosby. A window is set over the the sink and faces West, overlooking the rear garden with views of the fields beyond. A door from the kitchen leads to the handy utility room housing the gas boiler and white goods, an internal door leads to the garage, a W/C and a door to the rear garden.

The living room is situated in the middle of the house, and has an electric feature fireplace with surround and slate hearth, and a sliding door that leads to the patio and rear garden. There are three bedrooms and a shower room the other side of the property, two double bedrooms have fitted wardrobes with sliding mirrored doors offering plenty of storage space, a single bedroom is situated to the front of the house. The shower room is tiled floor to ceiling and has a shower cubicle with sliding door, wall cupboard and illuminated mirror over the sink.



Externally, the house is situated in the centre of the cul-de-sac which has a council adopted road, there is a pavement that leads from the property all the way into the village. A pretty stone boundary wall runs along the front and there is a gate and plenty of off-road parking available on the tarmacked driveway, the integral garage has an electric roller door and lighting. There are lawned gardens to the front, both sides and rear planted with various mature shrubs and flowers, a paved walkway runs all the way around the house and a pretty patio area that leads directly from the lounge is perfect extending your living space outdoors.

This is an versatile home that would suit most needs, viewing highly recommended !

Location Info - The village of Crymych is situated to the east of the Preseli Mountains and sits astride the A478, the road that connects Tenby with Cardigan. The village offers amenities such as a primary and secondary school, local family run shops, cafes, takeaways, pub, rugby club, petrol filling station, leisure centre, small supermarket and more. The surrounding area is very popular with walkers being so close to the Preseli Mountains and is within the Pembrokeshire Coast National Park. The larger town of Cardigan is only 8.3 miles north, while Haverfordwest is approximately 20 miles southwest.



### DIRECTIONS

Head out of Cardigan along the A478 heading for Crymych. As you enter the village of Crymych drive all the way through. Just before you leave the village turn right towards Maenclochog. Then take your first right into Clos Yr Gafel and property is third on the left. What Three Words Reference - ///conforms.wardrobe.certainly

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.