



Dyffryn Villa, Crymych – SA41 3RR

£275,000 Freehold

A three bedroom detached house situated along a countryside road, just a short distance from Crymych. The property briefly comprises: Hallway, Living Room, Kitchen/Dining Room, Utility Room, WC. To the first floor there is a Landing, Bedroom One, Bedroom Two and Bedroom Three.. Externally, the property is set on a generous plot, with lawned gardens to front and to the rear and with plenty of parking.

Council Tax band: E

Tenure: Freehold



Situation

Crymch is a well-regarded village in north Pembrokeshire, offering a strong sense of community alongside everyday conveniences. The village benefits from a primary school, local shops, café, public houses, and leisure facilities, making it ideal for both families and those seeking a quieter pace of life. Surrounded by attractive countryside, Crymch provides excellent access to walking, cycling, and outdoor pursuits, while the nearby Preseli Hills offer outstanding natural scenery. The village is well positioned for access to the wider county, with good road links to Cardigan, Fishguard, and the Pembrokeshire coastline, as well as a local railway station providing connections along the West Wales line.

Hallway

Stairs rising off to the first floor, coved ceiling, fuse box, radiator, doors to:-

Living Room

Coal effect gas fire with feature surround, uPVC double glazed windows, radiators, coved ceiling, doors to:-

Kitchen/Dining Room

Having a range of wall and base units with complimentary worktop surfaces, stainless steel sink and drainer unit, coal effect gas fire with feature surround, uPVC double glazed windows, radiators, coved ceiling, under stairs storage, part tiled walls, tiled flooring, doors to:-

Rear Entrance

uPVC double glazed windows, wooden panel ceiling, part



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Entrance Porch

Entrance door and door leading to:

Sitting Room

17' 6" x 29' 6" (5.33m x 9.00m)

Double glazed windows to the front and rear aspects, partially vaulted roof, inglenook fireplace with open fire, exposed brick chimney breast with original bread oven. Doors to adjoining rooms and opening to:

Kitchen/Dining Room

17' 7" x 21' 10" (5.35m x 6.66m)

The dining area has double glazed window to the front aspect, double glazed French doors opening to the rear garden and a bespoke staircase

Utility Room

7' 8" x 7' 10" (2.34m x 2.39m)

Fitted with handmade base and eye level units with quartz worktop space over, Blanco ceramic sink and [space and plumbing for washing machine]. Double glazed window to the rear aspect and double glazed door to the side aspect. Door to:

Storage Room

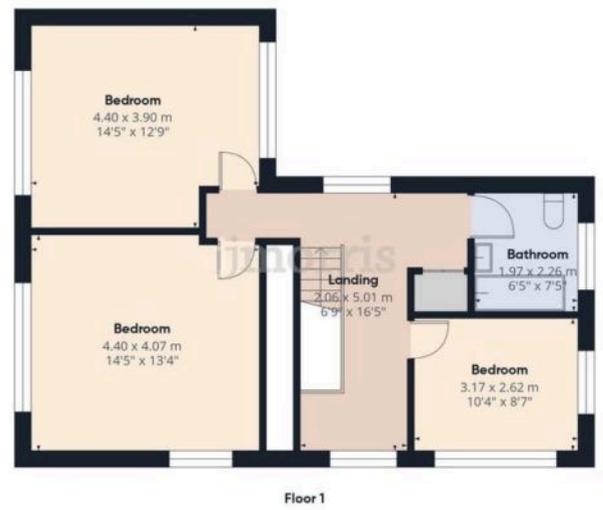
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GARDEN

The property is approached via a gated entrance with a tarmac driveway providing off-road parking for several vehicles and access to the garage. The front garden features a dwarf wall, mature hedging and a lawn with shrubs. Paved pathways on either side of the property lead to the rear garden where there is a lawned area with mature shrubs, bushes and trees, along with a greenhouse, Calor gas tank and hedge and dwarf wall boundaries.



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